

# LANDLES

## COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,  
Heacham,  
King's Lynn,  
Norfolk, PE31 7EP

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A mature detached bungalow offering accommodation including; Entrance Hall, Kitchen, Dining Room, Living Room, Three Double Bedrooms, Conservatory, Bathroom and Separate WC. This spacious property which benefits from UPVC double glazing and gas central heating has well maintained gardens to the front and rear, along with ample off-road parking and a detached single garage.

The property is situated in a popular location within the well-served coastal village of Heacham, just over 1km to the North Beach. The village offers a range of amenities to including; local shops, Lidl supermarket, primary school, pharmacy, hairdressers, doctors surgery, vets and public houses. There are regular bus services to the nearby towns of Hunstanton and King's Lynn with the regular "Coast Hopper" service offering access along the North Norfolk Coast. A delightful location for dog walking, access to Wild Ken Hill and local beaches.

**Marram Way, Heacham, Norfolk, PE31 7AH**

**Price - £325,000 Freehold**

## **FRONT ENTRANCE DOOR TO:-**

### **ENTRANCE HALL**

Skimmed and coved ceiling, access to roof space with ladder and housing gas fired boiler supplying domestic hot water and radiators, power point, telephone socket. Doors to kitchen, living room, bedrooms, bathroom and separate WC.

### **KITCHEN**

**12' 11" x 6' 3" min opening to 9' 10" max (3.94m x 1.91m min opening to 2.84m max)**

Textured and coved ceiling, laminate flooring, power points, single radiator, plumbing provision for washing machine and dish washer, UPVC double glazed window to side, airing cupboard housing hot water cylinder. Range of wall and base units with round edged work surfaces over, tiled splash-backs, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, space for cooker, space for fridge freezer, UPVC double glazed door to side. Sliding door to:-

### **DINING ROOM**

**8' 9" x 7' 11" (2.67m x 2.41m)**

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to front. Opening through to:-

### **LIVING ROOM**

**17' 11" max x 11' 11" max (5.46m max x 3.38m max)**

A double aspect room with UPVC double glazed bow window to front and UPVC double glazed window to side, textured and coved ceiling, power points, TV point, telephone socket, two single radiators, feature tiled fire place and hearth housing inset living flame gas fire. Door to entrance hall.

### **BEDROOM ONE**

**11' 0" x 9' 10" (3.35m x 3m)**

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to rear, built-in wardrobe with sliding doors and overhead cupboards.

### **BEDROOM TWO**

**9' 11" x 9' 11" (3.02m x 3.02m)**

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to rear.

### **BEDROOM THREE**

**10' 11" x 9' 11" (3.33m x 3.02m)**

Textured and coved ceiling, power points, double radiator, built-in wardrobes with sliding doors and overhead cupboards, UPVC double glazed double doors to:-

### **CONSERVATORY**

**11' 4" x 9' 0" (3.45m x 2.74m)**

UPVC double glazing over brick base, pitched polycarbonate roof, tiled floor, power points, UPVC double glazed double doors to rear garden.

### **BATHROOM**

**8' 9" x 5' 5" (2.67m x 1.65m)**

Skimmed and coved ceiling with inset spotlights, laminate flooring, single radiator, UPVC double glazed windows to side, part ceramic wall tiling. Suite comprising; panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, low level WC, corner quadrant shower cubicle with fitted system mixer shower and full height ceramic wall tiling.

## SEPARATE WC

5' 10" x 2' 9" (1.78m x 0.84m)

Skimmed and covered ceiling, laminate flooring, single radiator, UPVC double glazed window to side, part ceramic wall tiling, low level WC, wash hand basin.

## OUTSIDE

### FRONT

Garden laid mainly to lawn with inset mature tree, driveway at the side supplying car standing and giving access to the garage at the rear, along with a gate giving pedestrian access to the rear garden. Outside tap.

### GARAGE

18' 0" x 9' 9 max" (5.49m x 2.97m max)

Up and over door, power and lighting, opening which leads through to an adjoining shed at the rear (10' 1" x 7' 4").

### REAR

Garden laid mainly to lawn and enclosed mainly by fencing with borders containing mature shrubs and plants, inset mature trees, paved patio to the side of the conservatory and garage.

## DIRECTIONS

At the traffic lights at Heacham Lavender, head into the Village on Lynn Road. Follow this until it becomes Station Road and takes you past the fire station then the skate park, after which take the second turn on your right into Marram Way. Follow this all the way until just after Norway Close and the property will be found on your right.

## SERVICES

Mains Electricity. Mains Gas. Mains Water. Mains Drainage. Gas Central Heating. These services and related appliances have not been tested.

## COUNCIL TAX

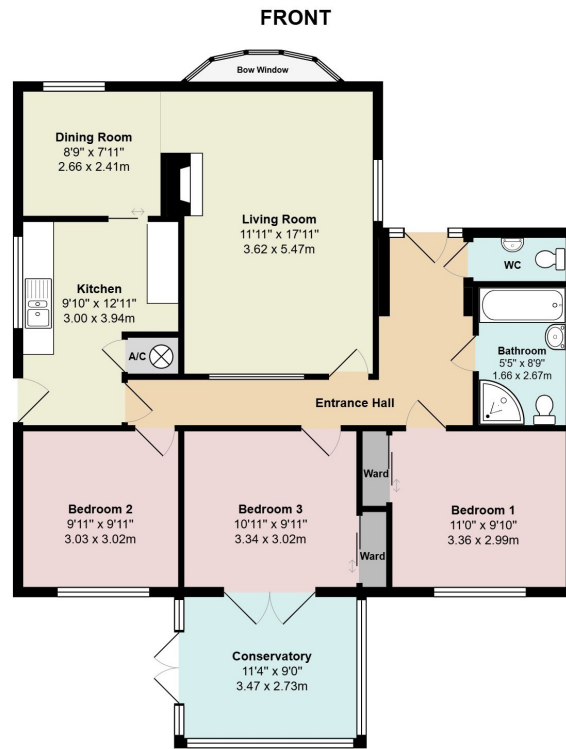
BAND D - £2440.86 for 2026/27. Borough Council of King's Lynn & West Norfolk.

## ENERGY PERFORMANCE RATING

EPC - Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





Total Area: 1097 ft<sup>2</sup> ... 101.9 m<sup>2</sup>  
 All measurements are approximate and for display purposes only

## Marram Way, Heacham, King's Lynn, Norfolk, PE31 7AH

Illustration for identification purposes only. Measurements are approximate. Not to scale

**Tenure:** Freehold. Vacant possession upon completion.

**Viewing:** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations:** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**Offer Referencing:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Referral Fees:** In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT:** ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

# LANDLES

Since 1856

## SELLING & LETTING

**Town Country Coastal**

property in King's Lynn and the coastal & rural villages of North & West Norfolk

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