

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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A beautifully presented and extensively modernised detached bungalow, occupying a generous plot with a private, southeast-facing rear garden, positioned in a sought-after residential location within Heacham. Offering spacious and versatile accommodation, the property comprises an entrance hall, living room, kitchen, separate garden/dining room, four double bedrooms – two with en suite facilities – together with a shower room and utility room.

Thoughtfully updated by the current owners, the bungalow combines contemporary style with practical living with features including; UPVC double glazing, gas central heating and solar panels which provide a Band B energy efficiency rating. To the front of the property, there is ample off-road parking and an integral single garage. To the rear, the private garden is a particular highlight, enjoying a high level of privacy, while the outdoor kitchen creates the perfect setting for entertaining family and friends.

The property is ideally situated in a cul-de-sac within the popular coastal village of Heacham, just 0.75 of a mile from North Beach and a good range of local amenities, including shops, supermarkets, healthcare facilities, pubs and regular public transport links. The surrounding Norfolk coastline provides excellent opportunities for coastal walks, dog walking and enjoying the area's beautiful natural surroundings.

An exceptional opportunity to acquire a spacious and stylish bungalow in a highly desirable coastal location, offering the perfect combination of village convenience, privacy, generous outdoor space and access to the Norfolk Coast.

Fir Close, Heacham, Norfolk, PE31 7AG

Offers In Excess Of - £500,000 Freehold

COMPOSITE FRONT ENTRANCE DOOR TO:-

ENTRANCE LOBBY

Skimmed and coved ceiling, tiled floor, cast iron style radiator. Door to:-

LIVING ROOM

23' 6" x 12' 10" (7.16m x 3.91m)

Skimmed and coved ceiling, power points, telephone socket, two cast iron style radiators, UPVC double glazed bow window to front, glazed bi-fold doors to inner hall. Door to:-

BEDROOM ONE

15' 0" max x 9' 6" max (4.57m max x 2.9m max)

Power points, double radiator, UPVC double glazed window to front, fitted wardrobe. Opening through to:-

EN SUITE SHOWER

9' 4" x 2' 8" (2.84m x 0.81m)

Inset ceiling spotlights, tiled floor, ceiling light/extractor over shower, chrome plated stainless steel heated towel rail. Suite comprising; built-in shower cubicle with fitted thermostatic "Mira" mixer shower with overhead rose, wash hand basin set on a vanity unit with cupboard under, low level WC.

INNER HALL

Access to roof space, tiled floor, cast iron style radiator, power point, linen cupboard, personnel door to garage. Doors to Bedroom Two, Utility, Bedroom Three and Shower Room.

BEDROOM TWO

21' 10" max x 8' 3" max (6.65m max x 2.51m max)

Power points, double radiator, UPVC double glazed window to side, fitted storage cupboard, fitted wardrobe. Door to:-

EN SUITE BATHROOM

10' 5" max x 11' 4" max (3.18m x 3.45m)

Textured and coved ceiling, ceiling extractor, tiled floor, UPVC double glazed window to rear, chrome plated stainless steel heated towel rail, vertical double radiator. Suite comprising; Large panelled bath with central mixer tap over set on a raised tiled plinth with tiled splash-backs, 1700mm wide shower cubicle with full height ceramic wall tiling and fitted shower, twin round wash hand basins set on a vanity surface with with tiled splash-back and cupboards under, low level WC.

UTILITY

9' 5" x 6' 2" (2.87m x 1.88m)

Tiled floor, power points, plumbing provision for washing machine. Range of matching wall and base units with work surface over, tiled splash-back, stainless sink unit with single drainer and mixer tap over, matching tall boy cupboard housing gas fired "Worcester" boiler supplying domestic hot water and radiators. UPVC double glazed door to side. Door to:-

BEDROOM FOUR

9' 6" max x 9' 5" max (2.9m max x 2.87m max)

Double glazed "Velux" skylight, power points, double radiator, UPVC double glazed window to side, fitted wardrobe with sliding doors.

BEDROOM THREE

11' 4" max x 8' 8" max (3.45m max x 2.64m max)

Power points, double radiator, UPVC double glazed sliding door to garden room, fitted wardrobe with sliding doors.

SHOWER ROOM

6' 11" x 5' 6" (2.11m x 1.68m)

Inset ceiling spotlights, ceiling light/extractor over shower, tiled floor, UPVC double glazed window to side, chrome plated stainless steel heated towel rail. Suite comprising; corner shower cubicle with full height ceramic wall tiling and fitted shower, wash hand basin set on a vanity unit with cupboard under, low level WC.

KITCHEN

13' 4" max x 10' 11" max (4.06m max x 3.33m max)

Inset ceiling spotlights, tiled floor, power points, vertical bar radiator. Range of matching wall and base units with contrasting grey and white gloss doors and work surfaces over, tiled splash-backs, inset twin bowl ceramic sink unit with pedestal mixer tap over. Built-in electric oven, built-in microwave, built-in gas hob with stainless steel extractor hood over, tall boy unit, built-in fridge freezer, built-in dishwasher, island unit. Opening through to:-

GARDEN/DINING ROOM

7' 4" min opening to 13' 5" x 22' 0" max (2.24m opening to 4.09m x 6.71m max)

A "P" shaped room with UPVC double glazing over a brick base, skimmed ceiling, tiled floor, power points, double radiator. UPVC double glazed double doors to rear garden.

FRONT

Laid mainly to brick-weave with a decorative circular border feature containing mature shrubs and plants along with a further border containing shrubs and plants. The brick-weave continues to provide ample car-standing and gives access to the garage.

REAR

A delightful, southeast facing, landscaped garden laid partly to lawn with borders containing a large variety of mature shrubs, plants and trees. Brick-weave patio area off the rear of the garden room with a useful 8' 0" x 5' 0" garden kitchen. Two further patio areas providing welcome shade on those hot summer days. Vegetable garden with raised vegetable beds, summerhouse, greenhouse, garden shed.

DIRECTIONS

Leave our High Street office and turn right into Pound Lane. At the T Junction turn left into Station Road and head towards the North Beach. Continue along and turn right into Wilton Road. Continue passed Neville Road and then bear right into Forest Drive. Take the next right into Fir Close and the property will be found further along on the right.

SERVICES

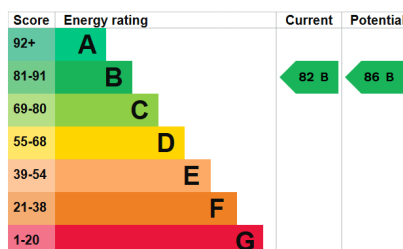
Mains Electricity. Mains Gas. Mains Water. Mains Drainage. Gas Central Heating. Solar Panel System. These services and related appliances have not been tested.

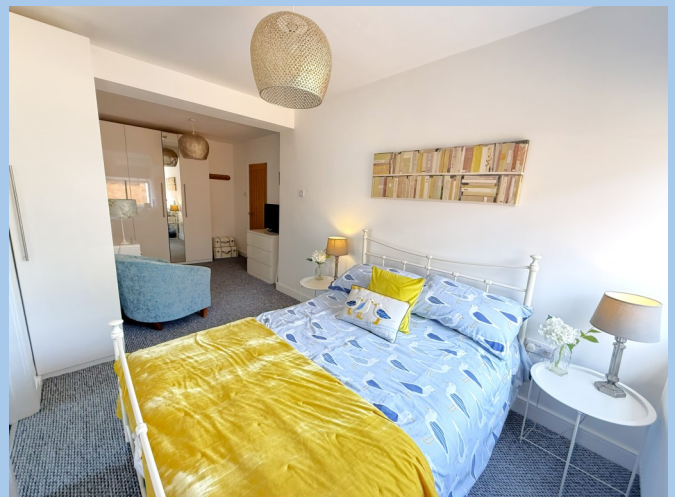
COUNCIL TAX

BAND D - £2,440.86 for 2026/27. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING

EPC - Band B









Total Area: 1643 ft² / 152.7 m² (excluding garage)
All measurements are approximate and for display purposes only

Fir Close, Heacham, Heacham, King's Lynn, Norfolk, PE31 7AG

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.

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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.

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SELLING & LETTING

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