

DIRECTIONS

From the Brittons office in King's Lynn head towards the Queen Elizabeth Hospital, taking a left at the roundabout onto the A149, to head for Sandringham/Hunstanton. At the next round about take first exit remaining on the A149. After around 3 miles, take the first exit at the next roundabout, and continue onto Lynn Road, towards Hunstanton. Take the next turning left into Lamsey Lane, and eventually, turn left into Folgate Road. The property will be found further down on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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21 Folgate Road Heacham King's Lynn, Norfolk PE31 7BQ

THREE BEDROOM SEMI DETACHED HOUSE WITH FIELD VIEWS TO FRONT IN A COASTAL VILLAGE

Heacham

£275,000 Freehold

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sales@brittons.net





STORM PORCH 10'10" x 6'2" (3.30m x 1.88m)
Please note there is a walk through enclosed area linking the property and the garage, with door to front garden, and separate door into garage.

ENTRANCE HALL 10'10" x 6'2" (3.30m x 1.88m)
Laminate flooring, radiator, Staircase to first floor landing.

SHOWER ROOM
Comprising of three piece suite, W.C, hand wash basin, double enclosure and thermostatic mixer shower. Tiled floor. Heated towel rail and a window to the side aspect.

LOUNGE 13'6" x 12'5" (4.11m x 3.78m)
Laminate flooring, window to front aspects show casing lovely open views to front. Radiator.

DINING ROOM 10'6" x 9'11" (3.20m x 3.02m)
Laminate flooring, radiator and double glazed Georgian style window to rear aspect overlooking the rear garden.

KITCHEN 9'10" x 9'1" (3.00m x 2.77m)
A range of wall, base and drawer shaker style fitted units with worktop over, built in electric hob and oven and space for under counter fridge/freezer. Window to rear aspect above stainless steel sink and drainer, over looking the pretty rear garden. Vinyl flooring. Radiator.

FIRST FLOOR LANDING 8'10" x 6'3" (2.69m x 1.91m)
Fitted carpet, window to side aspect, loft access and cupboard space.

BEDROOM ONE 10'11" x 10'11" (3.33m x 3.33m)
Fitted carpet, window to front aspect, offering lovely open field views to front. Built in wardrobe. Radiator.

BEDROOM TWO 12'7" x 9'4" (3.84m x 2.84m)
Fitted carpet, window to rear aspect, overlooking rear garden. Built in wardrobe. Radiator.

BEDROOM THREE 8'11" max x 7'9" max (2.72m max x 2.36m max)
Fitted carpet, window to front aspect, radiator and built in cupboard.

BATHROOM 7'2" x 5'6" (2.18m x 1.68m)
Comprising of three piece suite, wash hand basin W.C and bath with thermostatic shower attachment over. Partially tiled walls with vinyl flooring. Window to rear aspect and radiator.

GARAGE 16'9" x 9'7" narrowing to 8'6" (5.11m x 2.92m narrowing to 2.59m)
Power and light, door leading to rear garden and a window to rear aspect.

REAR GARDEN
Wrap around garden mainly laid to lawn with pretty shrubs, trees giving a cottage garden feel. Conifer border to one side. Wooden shed.

FRONT GARDEN
Mainly laid to lawn with trees, shrubs and established bedding plants in borders.

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

Welcome to this charming semi-detached house located on Folgate Road in the picturesque village of Heacham, Norfolk. This property boasts two reception rooms, fitted kitchen, ground floor shower room, three bedrooms, and a bathroom providing ample space for comfortable living. Situated on a spacious corner plot, this house offers plenty of parking. The lovely gardens surrounding the property create a peaceful and inviting atmosphere, perfect for relaxing or entertaining guests. One of the highlights of this property is the stunning field views to the front, adding a touch of tranquillity and natural beauty to the surroundings. The interior of the house is bright and spacious, providing a warm and welcoming environment for you to make your own. Don't miss the opportunity to own this delightful home with its desirable location, ample living space, and charming features. Contact us today to arrange a viewing and envision the possibilities that this property holds for you and your family.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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