

# SOWERBYS

Norfolk Property Specialists



## 3 Hitch Close

Heacham, Norfolk, PE31 7JD

Asking Price of £270,000



Viewing by appointment with our

Hunstanton Office 01485 533666 or [hunstanton@sowerbys.com](mailto:hunstanton@sowerbys.com)



### 3 HITCH CLOSE

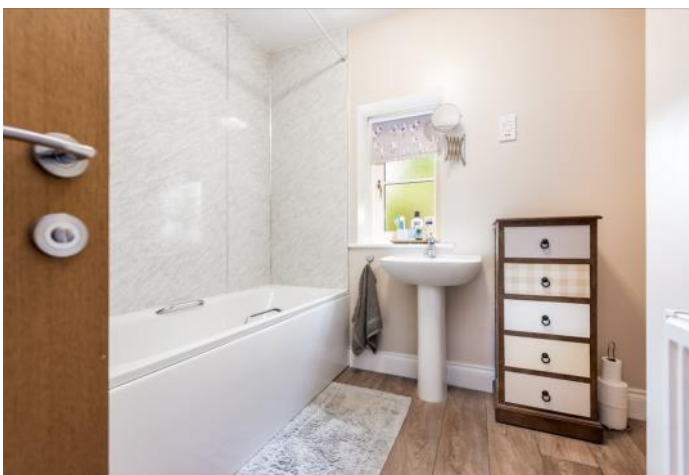
Located in a small private cul-de-sac is this pleasant two bedroom mid terrace house. Built in 2017 to a high standard, the property is ideal for a bolt hole lock up and leave on the North Norfolk Coast. The accommodation briefly comprises a hallway with downstairs WC, open plan kitchen/living room/diner with doors to the rear garden, two double bedrooms and family bathroom. To the front is an off-street parking space and there is also communal parking space. The rear garden is private with a wall to the rear and is mainly laid to lawn with a patio area.



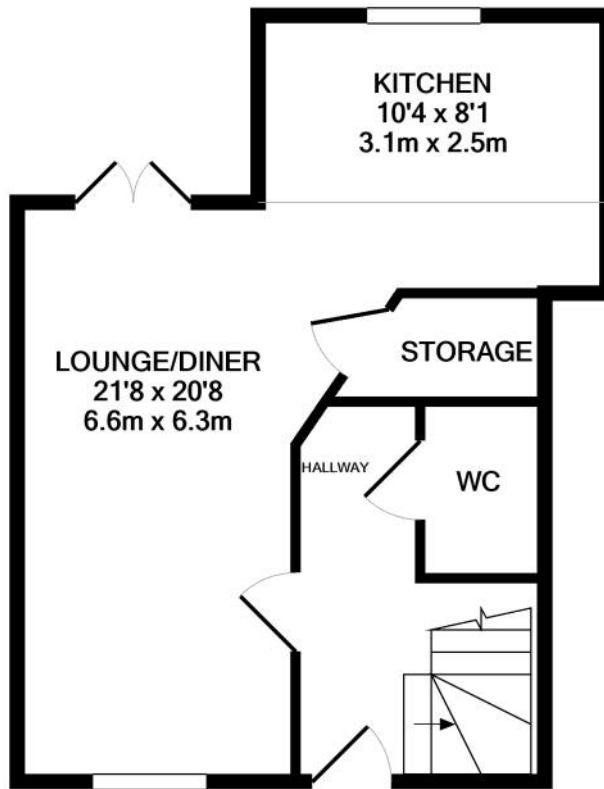
## KEY FEATURES

- Off-Street Parking
- Open Plan Kitchen/Living Room/Diner
- Brick and Carrstone Cottage Style
- Enclosed Rear Walled Garden
- Air Source Heating
- Close to Local Amenities
- Built Four Years Ago
- Coastal Location

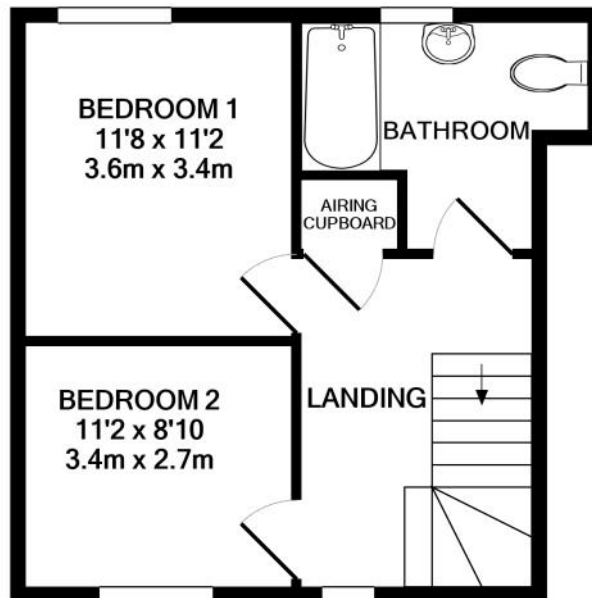








GROUND FLOOR  
APPROX. FLOOR  
AREA 376 SQ.FT.  
(34.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 308 SQ.FT.  
(28.6 SQ.M.)

**TOTAL APPROX. FLOOR AREA 684 SQ.FT. (63.6 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

## HEACHAM

Heacham is a popular, thriving, coastal village, located on the A149, 2 miles south from the seaside resort of Hunstanton. The village has a wide range of shops including two supermarkets. There are two beaches which enjoy stunning sunsets, primary and junior schools, a pub called the West Norfolk with adjoining butchers and the Heacham Manor Hotel and Restaurant with an 18 hole golf course. There is an annual carnival, fete and many activities through local clubs and groups including the Sports and Social club. Norfolk Lavender, England's premier lavender farm is also close by which has a plant centre, restaurant, children's indoor play area and farm, interior/gift shop and farm shop, selling local food direct from producers. The village is served by regular transport links to Hunstanton and the popular town of King's Lynn, both offering a wider range of amenities, whilst King's Lynn has direct rail links to London King's Cross via Cambridge. There are many walks close by and two RSPB bird reserves within easy reach at Titchwell and Snettisham.

## SERVICES CONNECTED

Mains electricity, water and drainage. Electric air source heating system.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

B. Ref:- 0188-6981-7329-5143-9950

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## AGENTS NOTE

Holiday Letting is not permitted.

Viewing by appointment with our Hunstanton Office:  
54 Westgate, Hunstanton, Norfolk, PE36 5EL  
01485 533666 • [hunstanton@sowerbys.com](mailto:hunstanton@sowerbys.com)



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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