



THE STORY OF

# 16 Veltshaw Close

*Heacham, Norfolk*

SOWERBYS



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# 16 Veltshaw Close

Heacham, Norfolk  
PE31 7JH

Spacious Two Bedroom Bungalow

Modern Shower Room

Parking and Garage

Kitchen Diner

Excellent Decorative Order

Low Maintenance Garden

Walking Distance to Beach

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“Our favourite thing about living here is having the beach just down the road...”

Nestled in a quiet cul-de-sac in the popular coastal village of Heacham, 16 Veltshaw Close is a spacious two bedroom detached bungalow positioned just a short walk from the beach, shops and bus stop.

The immaculately presented property has been a much-loved home and has been

kept in excellent order by the current owners. The two large bedrooms each have built in wardrobes, and they share a family shower room. With a handy airing cupboard there's plenty of storage space. The kitchen breakfast room is wonderfully bright, and there's a lounge with focal fireplace and a conservatory overlooking the superb garden.









To the front of the property there is gravel off street parking as well as a single pitched roof garage that the owners have used as a fantastic workshop. The rear garden is low maintenance with a large patio area and luscious colourful flowers, a tranquil spot to relax and enjoy summer evenings or a hot coffee on chillier mornings. There is also side access to the garage and additionally a small lean-to room with power that the current owners have used as a hobby room.



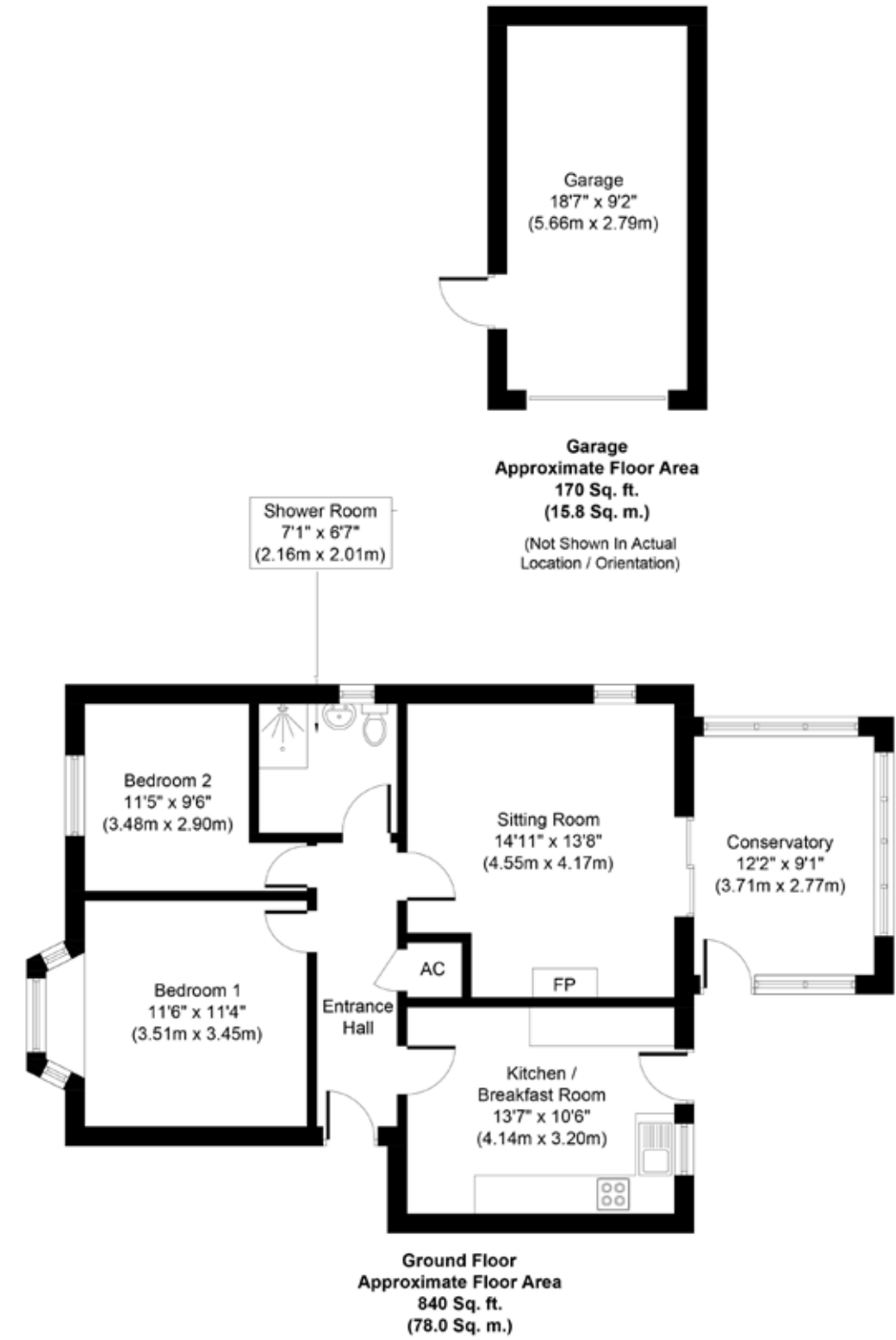
“The low maintenance garden has meant we’ve had more time for hobbies and seeing friends.”

The property is within walking distance of a good range of amenities, and just around the corner from the property is the superb Jennings Store that caters for every need including food, household goods and even buckets and spades for the beach!



Many happy memories have been created at 16 Veltshaw Close but it is now ready for a new owner to enjoy and makes for either a fantastic retirement home or bolt hole close to the beach.





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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

# Heacham

IN NORFOLK  
IS THE PLACE TO CALL HOME



Norfolk Lavender on the A149 coast road is the landmark that tells you you've arrived at Heacham. Long popular with local families, thanks to a thriving primary and junior school, the village is large and offers a diverse blend of period properties and newer additions, plus a growing number of stunning beachfront houses, many with beautiful, first floor living areas that take full advantage of their shoreline position and rolling sea views.

Along with numerous pretty carrstone period houses, the village has grown in recent years and is bordered by a new development, Butterfield Meadow, on the edge of Hunstanton to the east and Lamsey Lane to the west. It is well-serviced by two supermarkets, Tesco Express and Lidl on the A149, a Post Office, electrical store, chemist, GP surgery and gym, along with an alternative health clinic.

Spending time outside is part of everyday life here – it could be why so many of us become dog owners to enjoy a daily walk or two. Indulge your love of the great outdoors further with a bike ride or game of golf. Cyclists should pit-stop at A E Wallis, which has been selling and servicing bicycles since 1939, or call in at Open Sky Cycles at Wild Ken Hill on the edge of town which organises regular cycle rides. If golf is your game, enjoy a round at Heacham Manor, rated in Golf World's Top 100 Golf Resorts, or perfect your swing at its driving range. Alternatively, slow the pace with an easy walk to one of the village's two beaches where you will find a sandy spot to enjoy one of west Norfolk's legendary sunsets.

It's easy to see why this coastal village offers the best of both worlds and appeals so much to those looking for a much-coveted home within walking distance of the beach and amenities, but without the bustle of a busy tourist trap. Come and discover your place in the sun, too.



*Note from the Vendor*



Beach huts at Wells-next-the-Sea

“...we can easily get the bus to visit the rest of the gorgeous coast.”

THE VENDOR



## SERVICES CONNECTED

Mains electricity, water and drainage.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

C. Ref:- 9237-3019-8208-2802-4200

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.

## TENURE

Freehold.

# SOWERBYS



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