



THE STORY OF

14 Hunstanton Road

Heacham, Norfolk

SOWERBYS

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Heacham, Norfolk
PE31 7HH



Three Bedroom Bungalow

Spacious Sitting Room Opening out to Raised Decking

Bright Kitchen/Breakfast Room

Family Bathroom and Principal En-Suite

Lovely Mature Garden

Carport and Driveway

Close to the Beach and Centre of the Village



SOWERBYS HUNSTANTON OFFICE

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“Walking on the beach, enjoying the fabulous sunsets...”

A charming village green, traditional carrstone cottages and 13th century St. Mary's Church are all part of 14 Hunstanton Road's leafy setting. It's a quiet spot on the edge of the village, just a short walk from a wealth of amenities in the village centre.

The sitting room is spacious and bright; open the french doors and step out onto the decking where you can watch an abundance of wildlife in the garden. A haven for birds, there's a selection of mature plants, shrubs and trees surrounding the generous lawn. There's plenty of space in the kitchen/breakfast room to share a meal with

family or friends and the large window offers lovely views over the garden. There are three good sized bedrooms, with the principal bedroom having its own en-suite, and the other two bedrooms sharing a family bathroom.

The driveway provides plenty of parking space and there's a useful carport.

Heacham is a vibrant village, still retaining its traditional charm. Whether enjoying the wildlife in the garden or sunsets on the beach, Number 14 is a perfect home to make new memories in while enjoying a slower pace of life.



“We love to sit on the decking watching the wildlife in the garden.”





Floorplan to be inserted here

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.

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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



Hunstanton Road, Heacham

“The village has remained a typical Norfolk village, full of character”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 2668-0950-7270-4905-1914

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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