



THE STORY OF

14 Benstead Close

Heacham, Norfolk

SOWERBYS

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14 Benstead Close

Heacham, Norfolk
PE31 7FB

- Excellent Finish Throughout
- Spacious Accommodation
- En-Suite and Family Bathroom
- Four Bedrooms
- Parking and Garage
- Walking Distance to Beach
- Low Maintenance Rear Garden
- Solar Panels

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“From the landing there are amazing views over the field, especially in the evening when the sun is setting or the moon is out.”

Nestled away in the centre of the popular village is this four bedroom detached family home. Looks can be deceiving; the size and space on offer will be a delight when first walking into 14 Benstead Close.

Once through the door the welcoming hallway is central to the house with all of the living space accessed from this focal point. The large lounge has wooden flooring and a gas fireplace in the style of a woodburner that creates a warm and cosy feel. Pleasant views can be enjoyed from the conservatory, which leads from the lounge connects the internal accommodation with the garden. The

superbly finished kitchen/dining room would make any homeowner proud to cook for friends and family, with a wealth of impressive features such as granite worktops, Aga style oven and excellent utility space. A handy dining room and adjacent downstairs WC complete the ground floor accommodation and would make an ideal office or even playroom with double doors onto the garden.

Upstairs the light and airy landing leads to four double bedrooms with the principal bedroom having built in wardrobes and an en-suite. A family bathroom completes the upstairs accommodation.



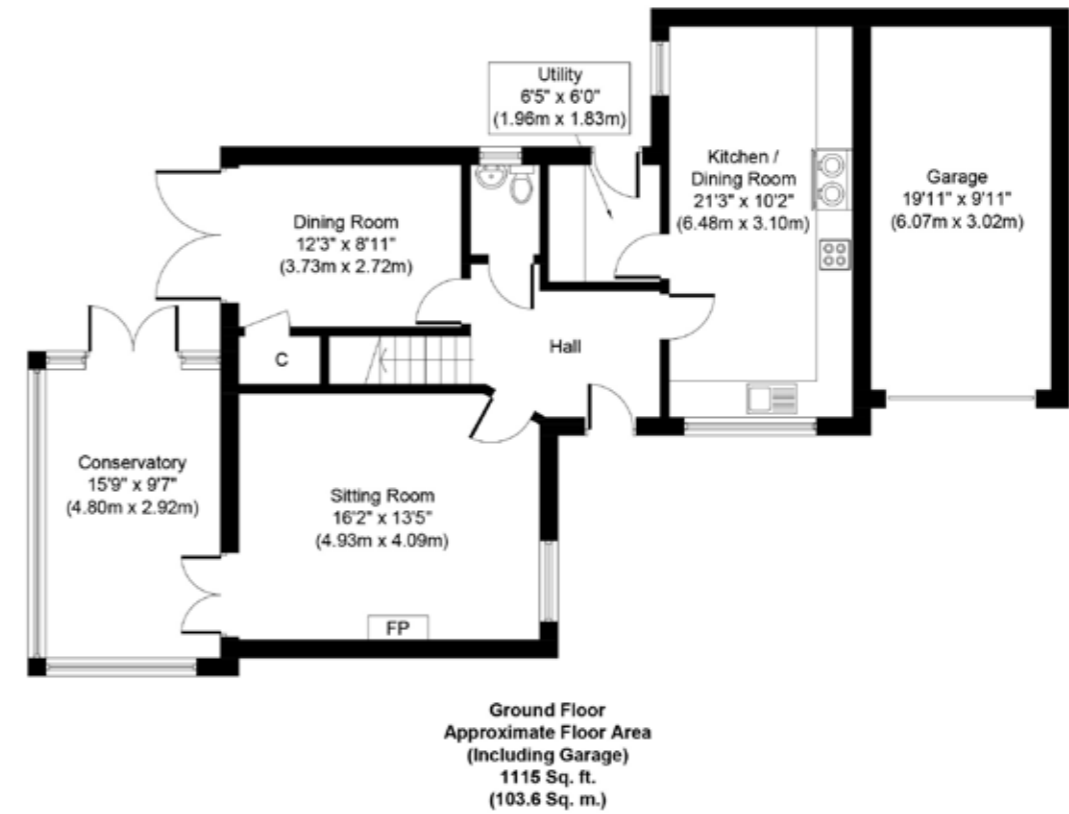
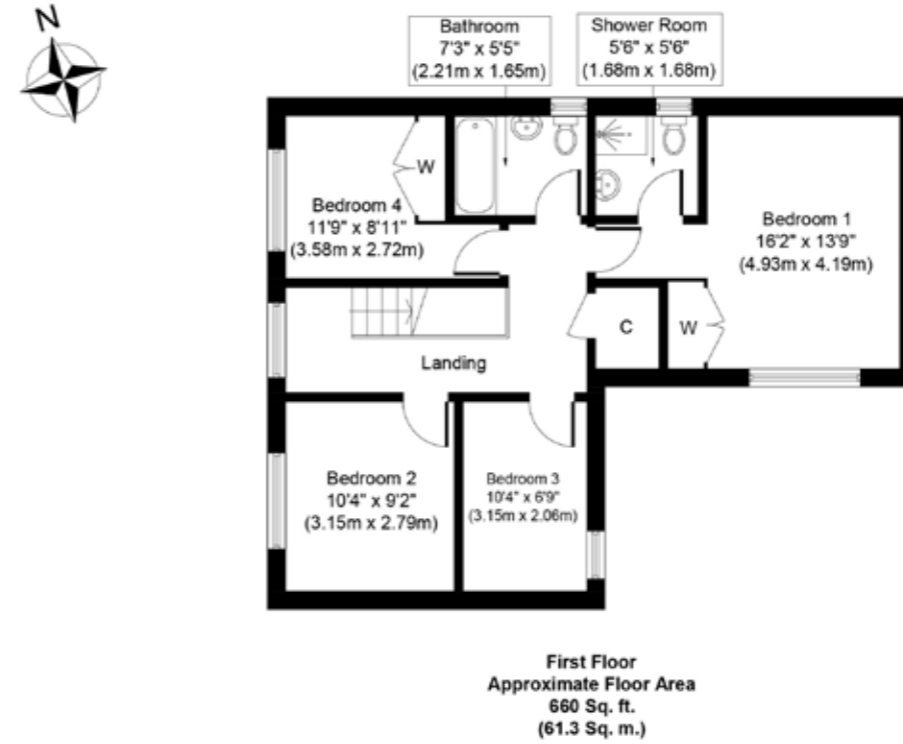


“Moving here gave us better access to outdoors - places to walk, beaches, scenery, wonderful sunsets and beautiful skies...”

To the front of the property is off-road parking space, as well as access to the pitched roof single garage with electric doors. The rear garden is a wrap around garden which is low maintenance with several great places to sit and enjoy the sun including a great summerhouse and beautiful pagoda with surrounding flowers.

The current owners bought the property to be closer to the coast and have enjoyed having better access to the outdoors with fantastic walks, beaches and sunsets to enjoy.

14 Benstead Close is stunning, spacious and beautiful: a property which any buyer would be proud to call their home.



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



Heacham Beach

“Heacham North Beach is lovely to walk on - Looking out to sea, there's always a different skyline.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

A. Ref:- 8640-6026-7160-3115-5222

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.

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SOWERBYS



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