



THE STORY OF

19 Johnson Crescent

Heacham, Norfolk

SOWERBYS



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19 Johnson Crescent

Heacham, Norfolk,
PE31 7LQ



Four Bedroom Detached House

Excellent Decorative Order

Large Kitchen/Dining Room

Dual Aspect Sitting Room

Versatile Accommodation

Low Maintenance Garden

Double Garage and Ample Off Road Parking



Just a short stroll from the beach and you arrive at 19 Johnson Crescent, a four bedroom detached family home, which has been modernised by the current owners.

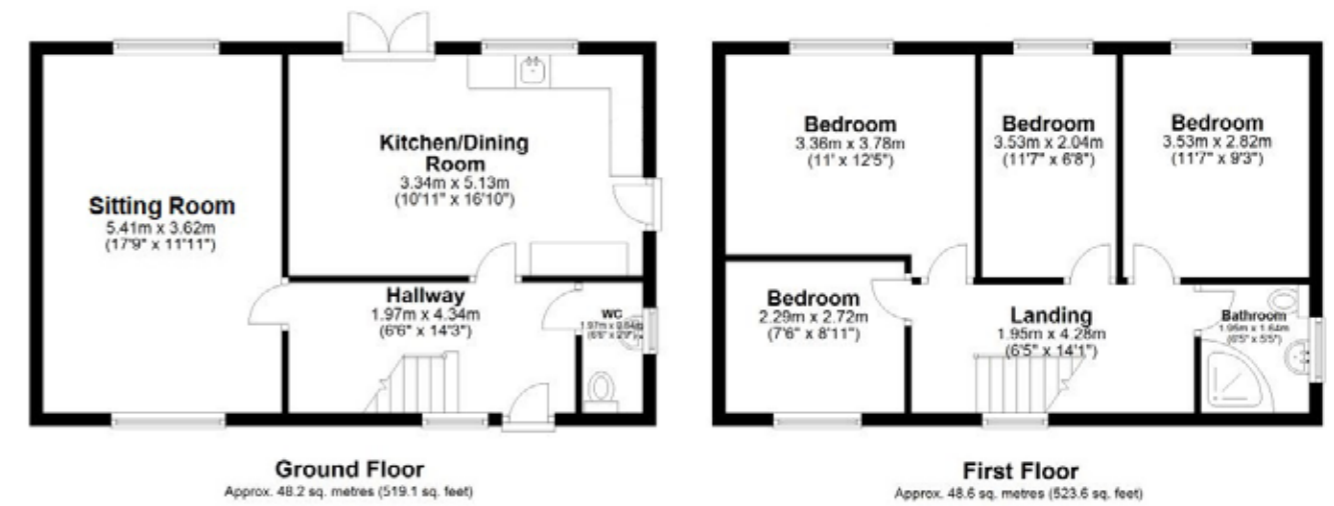
Entering the property there is an instant feeling of calm. The large dual aspect sitting room is bathed in natural light and the beautiful kitchen/dining room has french doors opening out to the rear garden, perfect for entertaining in the summer months. Also on the ground floor is a WC.

On the first floor there are four bedrooms and a modern family shower room.

A large driveway leads up to the double garage, providing ample off road parking - ideal if you have a growing family.

The rear garden is mainly hard landscaped for ease of maintenance, with a fantastic summer house with power.

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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. 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

“It has allowed us to relax and become party of a community. We walk down to the beach nearly everyday.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 2163-1471-9204-5136-1576

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.

LOCATION

What3words:///offstage.treaties.decency

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SOWERBYS



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