



THE STORY OF

59 Neville Road

Heacham, Norfolk

SOWERBYS

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59 Neville Road

Heacham, Norfolk
PE31 7HD

Detached Bungalow

Large Lounge/Dining Room

Modern Conservatory

Three Bedrooms

Family Bathroom

Ample Parking

Garage

Good Sized Garden

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“It’s easy to entertain friends and family with the kitchen and dining room.”

For those seeking a more leisurely pace of life, and the chance to live close to the coast, this might be an ideal opportunity. With the centre of Heacham and the beach only a short stroll away, 59 Neville Road would make for a perfect retirement - or second home by the sea.

The layout of this home is well-thought out, the spaces to enjoy with friends and family are immediately at your feet - whereas the main bedrooms are set further back and at the end of the hall.

You are immediately drawn to the

spacious lounge/dining room which is a fantastic family space and has a cosy feature fireplace.

Doors lead through into the conservatory which has been our seller’s perfect spot to sit and enjoy the tranquil views of the garden, watching nature unfold and birds flit about.

The kitchen/breakfast room is flooded with natural light, thanks to a large window and door, which opens out and onto the side of the property.



Whilst boasting three bedrooms, the current owner has re-purposed one room as a separate dining room/ hobby room. A modern bathroom suite, complete with bath and shower, rounds off the interior accommodation.

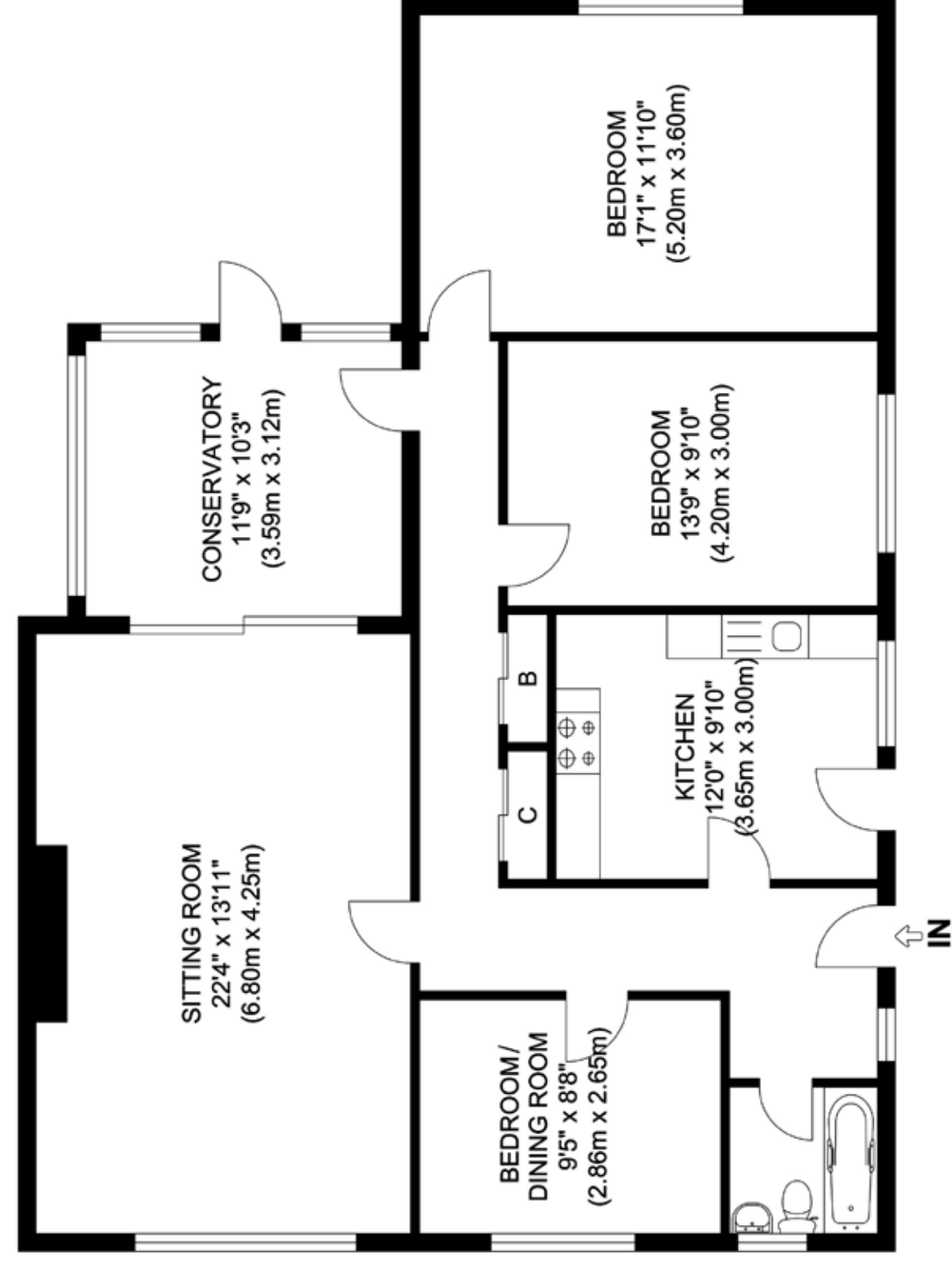
Outside, a generous rear garden, mostly laid to lawn and featuring mature plants and shrubs, provides a peaceful oasis. The property has a large driveway and garage, providing plenty of space for parking.

If you're searching for a spacious bungalow which has been lovingly cared for by its owner and is situated in a desirable coastal location, then you need look no further than 59 Neville Road.





“A home which has given our sellers more space and more chance to enjoy family times.”



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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SOWERBYS — a new home is just the beginning

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-served 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 Sowerbys



“There’s lots of the Norfolk coast to explore, but there’s a lovely beach right on your doorstep.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:0 0180-2194-2040-2097-6971

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: ///zoos. mended. cities

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