



THE STORY OF

5 Harrold Close

Heacham, Norfolk

SOWERBYS

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5 Harrold Close

Heacham, Norfolk
PE31 7HT

Three Bedroom Semi-Detached House

Modern Build

Planning Permission to Extend

Garage and Parking

Private Location

Large Garden with Patio

Flexible Accommodation

Excellent Order

Approximately Four Years NHBC Warranty Remaining

En-Suite and Family Bathroom

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“Tucked away in a private location, the property has been a great ‘lock up and leave’ second home...”

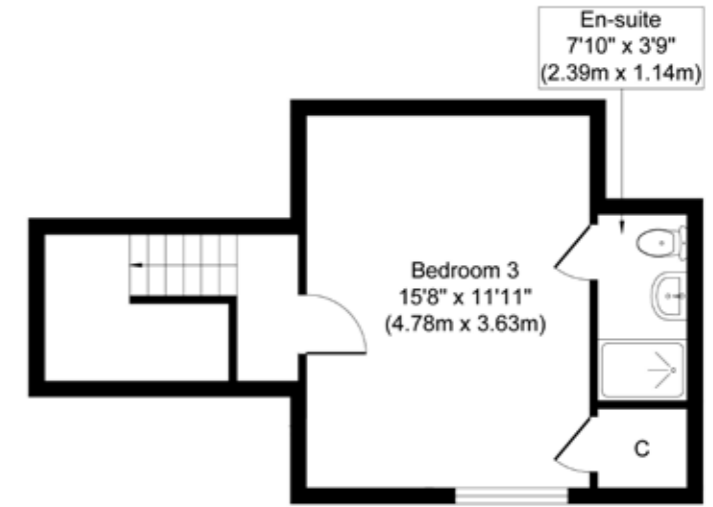
Nestled away in a private setting on a small modern development, 5 Harrold Close is an attractive three bedroom semi-detached house in superb decorative order.

Upon entering the property, it is clear that this property has been well cared for since being built in 2017 with the décor, fixtures and carpets all still in immaculate order. The hallway is roomy with all of the downstairs accommodation branching from here, starting with the kitchen on the right-hand side. The kitchen is surprisingly spacious with plenty of cupboard space

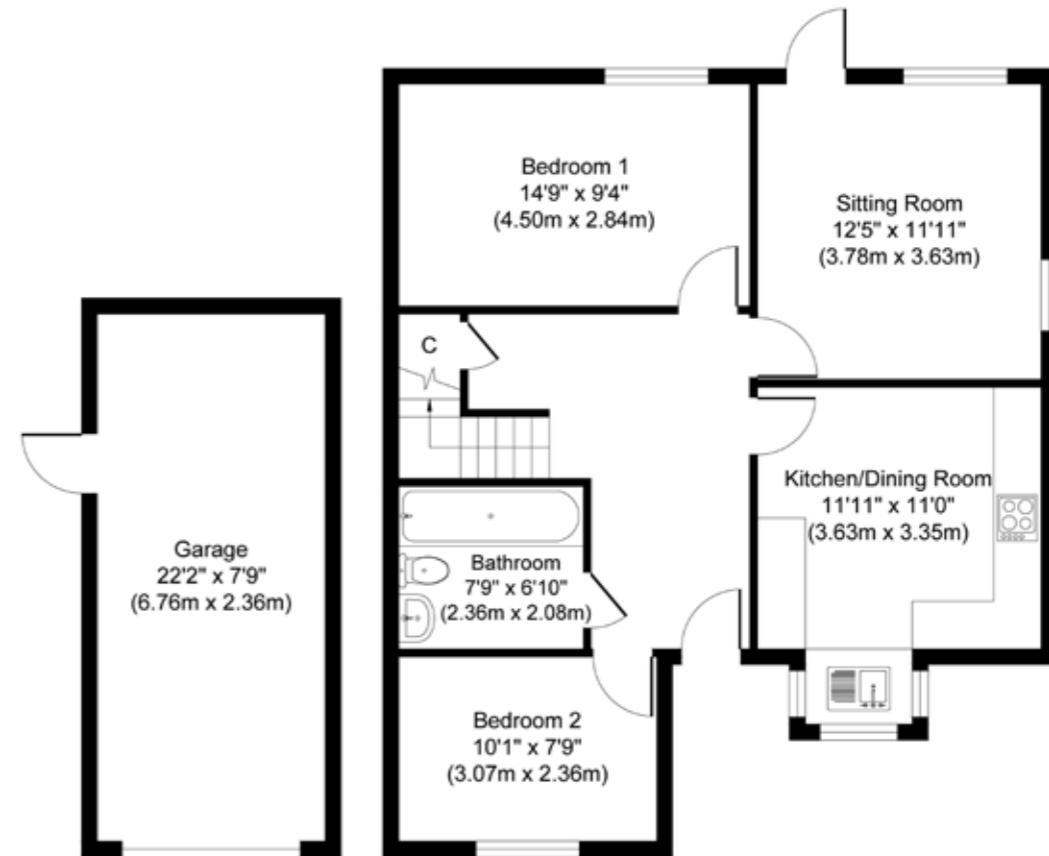
and enough room for a breakfast table and chairs. The light and airy lounge overlooks the generous garden with a patio door to the outside.

The two double bedrooms are located at either end of the property, with the principal bedroom being particularly large and overlooking the rear garden. A family bathroom serves the two bedrooms and completes the downstairs accommodation. Upstairs there is a large bedroom with a built in wardrobe and an en-suite shower room, all in impeccable order.





First Floor
Approximate Floor Area
301 sq. ft
(27.96 sq. m)



Garage
Approximate Floor Area
212 sq. ft
(19.69 sq. m)

Ground Floor
Approximate Floor Area
743 sq. ft
(69.02 sq. m)

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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The large, fully enclosed, rear garden is mainly grassed with a raised flower bed, and is bathed in sunlight, a perfect spot to sit and relax in on a summer's day. A new veranda with solid roof has been built and a larger patio laid, making this enjoyable garden usable all year round.

The current owners have used the property as a second home since new and have gained planning permission to extend the property to the side to provide even more reception space or additional accommodation.

5 Harrold Close makes for the perfect bolt hole or retirement property with flexible accommodation over two floors and with easy access to the beautiful north Norfolk coast.





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 Sowerbys



Old Hunstanton beach

“The coast road gives easy access around the coastline, and Old Hunstanton beach is only five minutes away”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 2348-4995-7390-5043-6980

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: ///butlers.tightrope.sideline

AGENT'S NOTE

There is a charge of £60 per annum for maintenance of the communal grassed areas.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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