



THE STORY OF
2 Hitch Close
Heacham, Norfolk

SOWERBYS



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2 Hitch Close

Heacham, King's Lynn, Norfolk
PE31 7JD



Modern Three Bedroom Home

Open-Plan Accommodation

Family Bathroom, En-Suite and WC

Enclosed Low Maintenance Garden and Dedicated Parking

Excellent Village Location

No Upward Chain



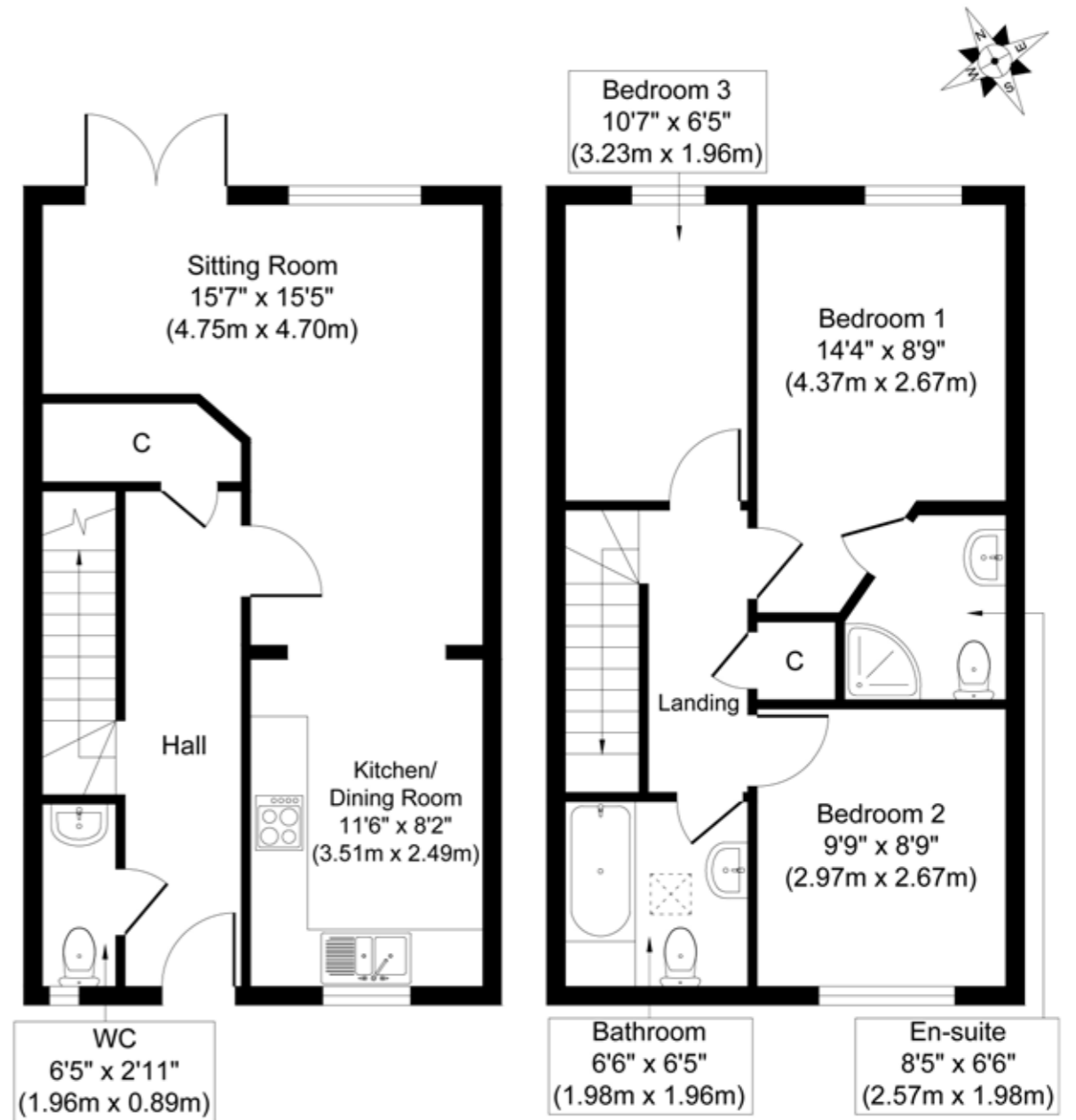
Number 2 Hitch Close is a modern cottage that's situated in the charming Historic quarter of the village, just a short stroll away from Heacham Manor Golf Club and the village centre. This lovely property is in impeccable condition and is eagerly awaiting its next owner.

Upon entering, you'll find a spacious and contemporary open-plan reception area that's perfect for hosting gatherings with family and friends. French doors lead directly to the patio area, while an archway takes you through to the kitchen breakfast room, complete with a modern

kitchen and a window overlooking the front of the property. Upstairs, there are three well-appointed bedrooms, including the principal suite with its own modern en-suite, as well as a family bathroom.

The rear garden has been hard landscaped for easy maintenance and is fully enclosed. Additionally, there is dedicated parking available in front of the property. The current owners have maintained the property to an excellent standard, making it an ideal family home or weekend retreat. Look no further than 2 Hitch Close for your next home sweet home.

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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-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 the Vendor



Short description of where the photograph is here.

“We love exploring the coast especially walking along the beach to Hunstanton.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Air source electric heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

B. Ref:- 9057-3848-7892-9903-3185

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

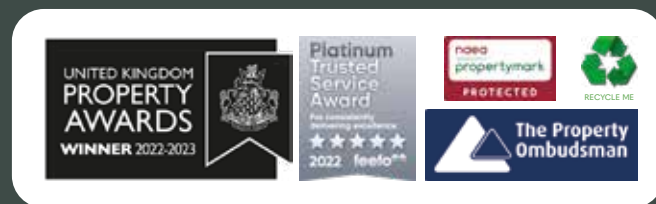
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AGENT'S NOTE

No holiday letting permitted.

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SOWERBYS



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