



THE STORY OF

39 Ringstead Road

Heacham, Norfolk

SOWERBYS



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39 Ringstead Road

Heacham, Norfolk
PE31 7JA

Detached Bungalow in a Pretty Village Location

Two Double Bedrooms

Large Triple Aspect Sitting Room

Generous Plot with Mature, Enclosed Garden

Garage and Large Driveway

In Need of Some Modernisation

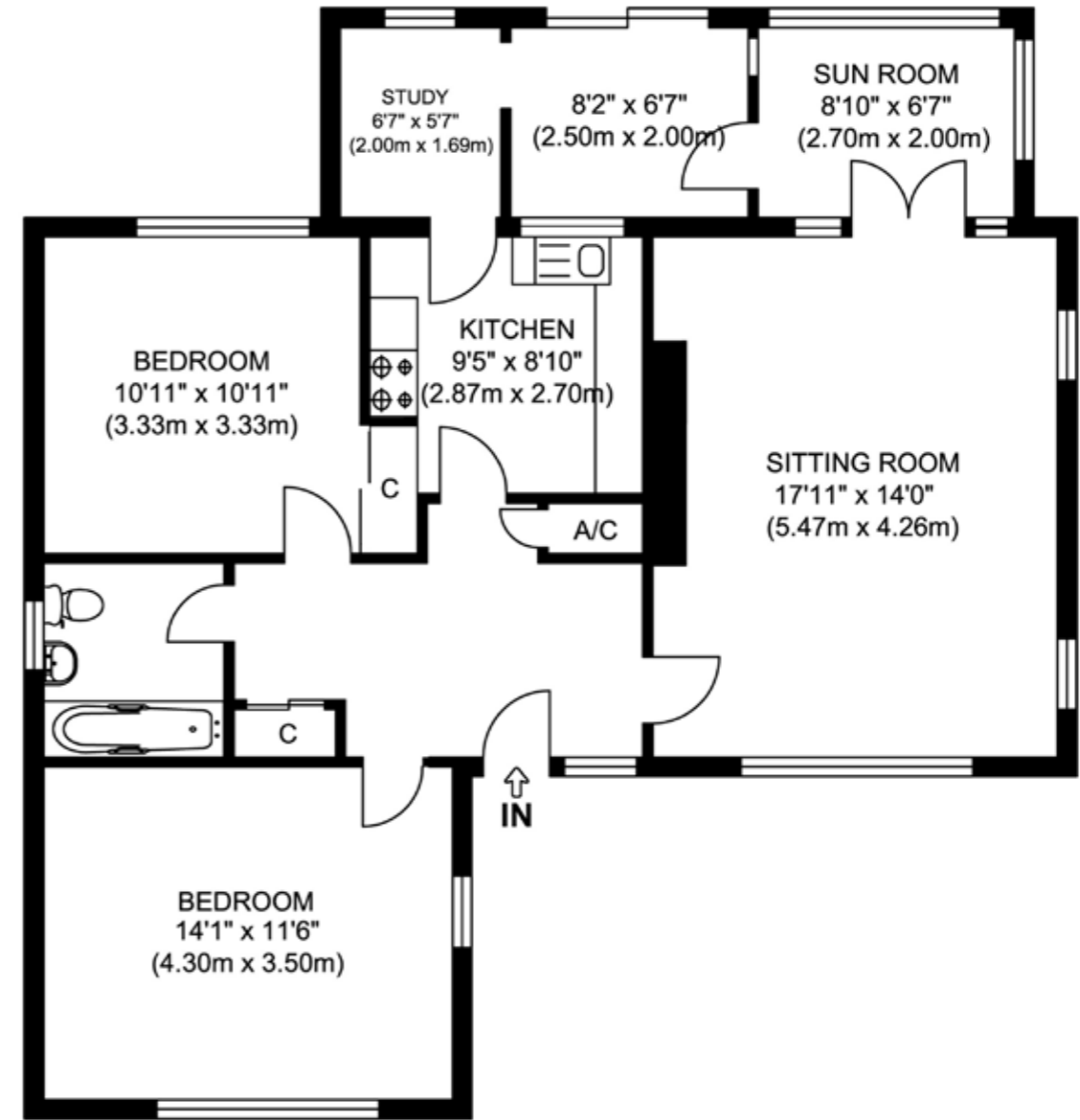
Nestled in its peaceful, leafy spot on the edge of the village, 39 Ringstead Road is perfectly situated for enjoying a quiet life whilst having the north Norfolk coast within easy reach.

Featuring generous proportions, the triple aspect sitting room is bathed in natural light, with a lovely outlook over the private front garden. Additionally, the room provides access to a garden room which overlooks the rear garden. The kitchen is also equipped with a door leading to a dining area, which in

turn opens up to the garden through its own set of doors. The property has two double bedrooms and a family bathroom.

The generous plot includes a good size driveway providing plenty of parking space to the front, and there's also a detached garage. The garden to the front is mainly lawned, with trees and mature shrubs providing privacy. The large rear garden has been a haven for the previous owners, giving them a lovely tranquil space to relax and enough space for family to enjoy as well.

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TOTAL APPROX. FLOOR AREA OF HOUSE 962.07 SQ.FT. (89.38 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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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



“The bungalow has a lovely garden, full of mature plants, shrubs and trees.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 0512-0000-9206-4307-0210

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: ///squeaking.fast.unsightly

AGENT'S NOTE

The property has had a burst pipe and the electric has been disconnected.

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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