



THE STORY OF

# 1 Balmoral Crescent

*Heacham, Norfolk*

SOWERBYS





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# 1 Balmoral Crescent

Heacham, Norfolk,  
PE31 7EL



No Onward Chain

Two Bedroom Detached Bungalow  
with Garage and Driveway

Conservatory

Kitchen/Breakfast Room

Gas Central Heating with Recently Installed Boiler

Walking Distance to Beach



1 Balmoral Crescent is a great property in an even greater location.

As you approach the property from the driveway, which can fit several cars, you are met with a handy front porch, perfect for sandy shoes. The sitting room and kitchen/breakfast room are located to the front of the property, overlooking the green.

There is a low maintenance shower room, two bedrooms, and a conservatory located at the rear of the property.

The rear garden is low maintenance and fully enclosed with a good-sized shed and side access into the single garage.

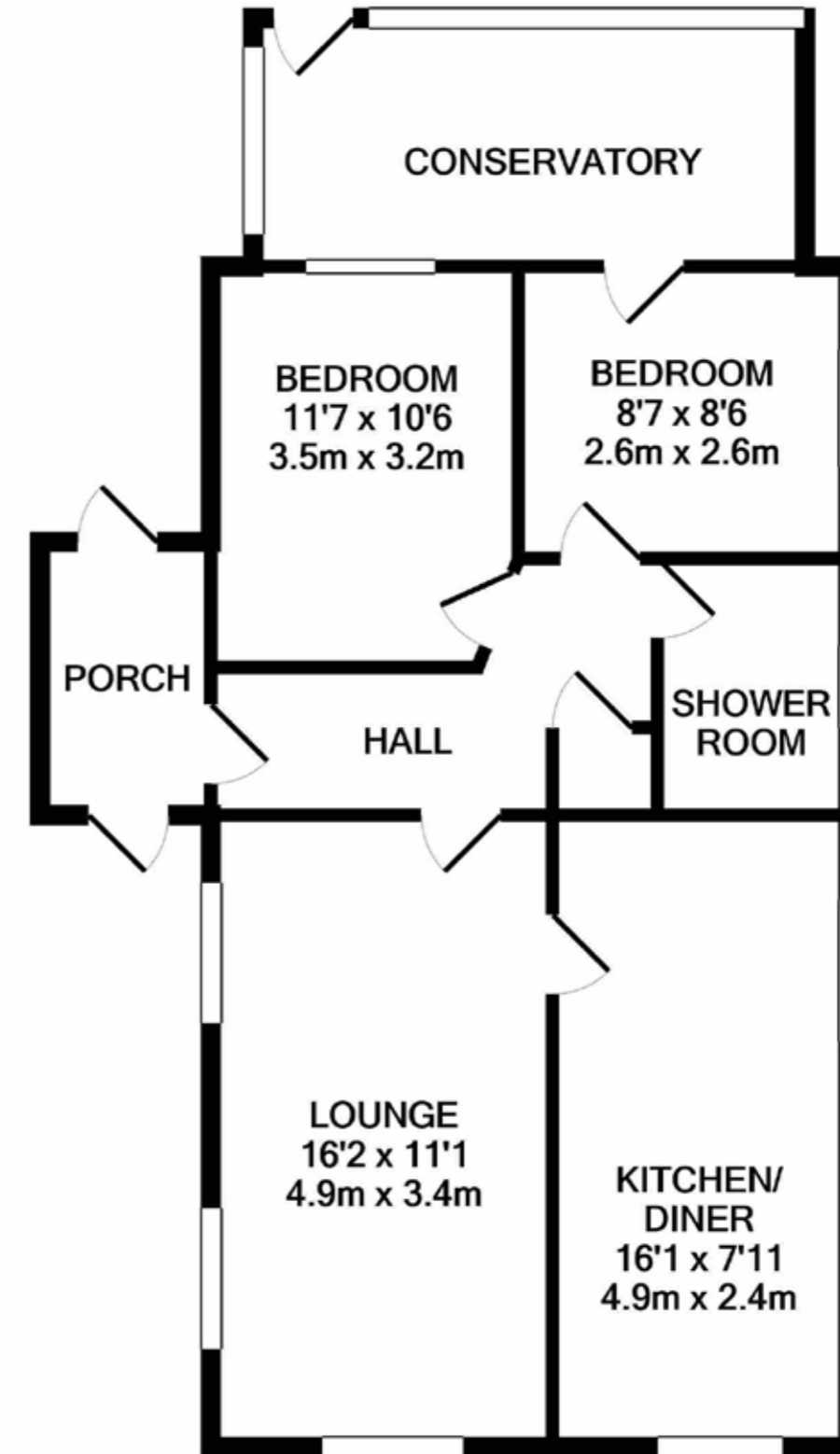
The property has had recent works carried out at the property such as a new garage and porch roof, as well as a modern gas boiler being installed.

The real gem of this property is the location. Everything you need is only a short walk away including shops, schools, doctors, bus stops and of course the lovely beach. The pleasant outlook from the property is of a small green space, which gives a sense of space and openness.

With no onwards chain, 1 Balmoral Crescent is ready to move into straight away and will appeal to retirees or second home owners who are looking to relax and start enjoying what the north Norfolk Coast has to offer.

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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



Heacham Seafront

“The beach is only a short walk away, and the sense of community is great within Heacham with many families and retirees located nearby.”

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## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating. Certified electrical and gas safety checks have been carried out.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

D. Ref:- 2058-2019-7202-6621-9960

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: ///defining.transcribes.hats

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# SOWERBYS



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