



THE STORY OF

# 3 Caley Street

*Heacham, Norfolk*

SOWERBYS



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# 3 Caley Street

Heacham, Norfolk  
PE31 7DP

Character Cottage

Three Bedrooms

Large Lounge/Dining Room

Pretty Shower Room

Enclosed Rear Garden

Immaculate Order

Successful Holiday Let

No Upward Chain

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“A home from home which has been a great escape for both our sellers and holidaying guests.”

Step into the charming world of 3 Caley Street, a character-filled cottage which embodies the perfect coastal lifestyle. Nestled just a short walk away from the beach and the vibrant village centre, this delightful abode offers a tranquil escape from the bustle of everyday life. Whether you're seeking a permanent residence or a weekend retreat, this home has it all.

As you step inside, you'll immediately be greeted by a modern and open-plan layout which seamlessly blends comfort and style. The large lounge and dining room create a welcoming space, flooded with natural light which streams through the windows. A striking feature fire

surround with a wood-burning stove adding a touch of warmth and cosiness, perfect for chilly evenings. From here, you'll be led into the modern kitchen, where french doors open up to reveal the enchanting rear garden, inviting the outside in. The downstairs is completed by a fully tiled and modern shower room.

The first floor boasts three immaculately presented bedrooms, ensuring ample space for the whole family or guests. Each room exudes a sense of tranquillity and offers a peaceful sanctuary to retreat to after a long day. Whether you use the additional rooms as bedrooms, home offices, or creative spaces, the possibilities are endless.









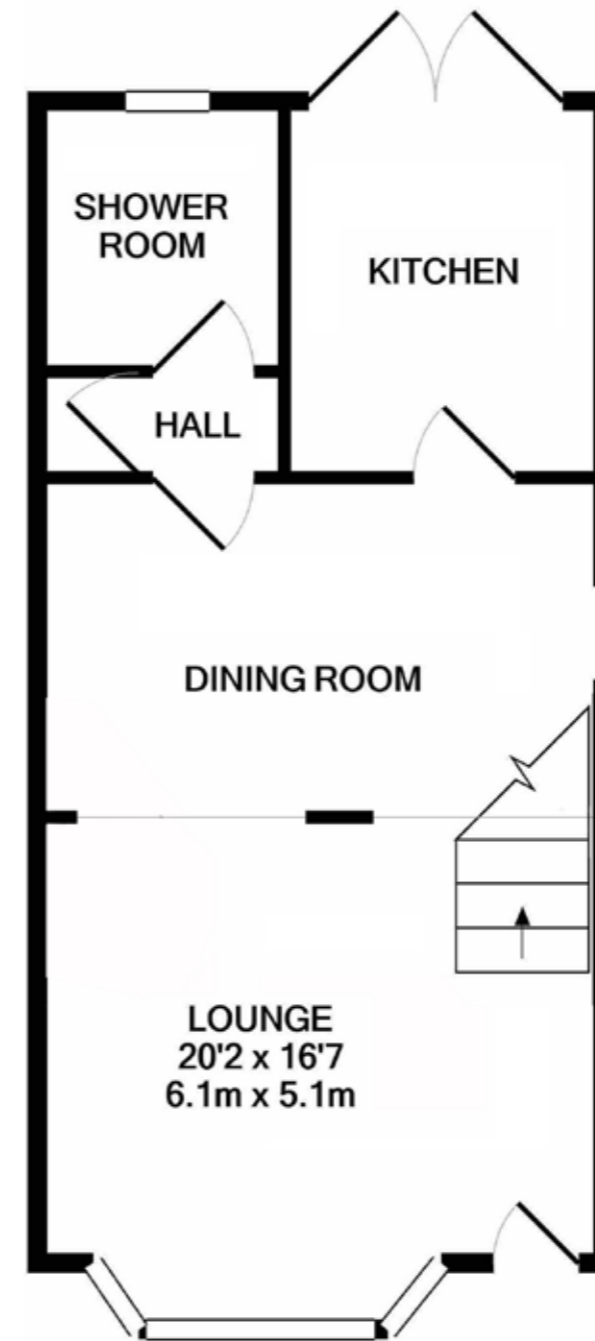




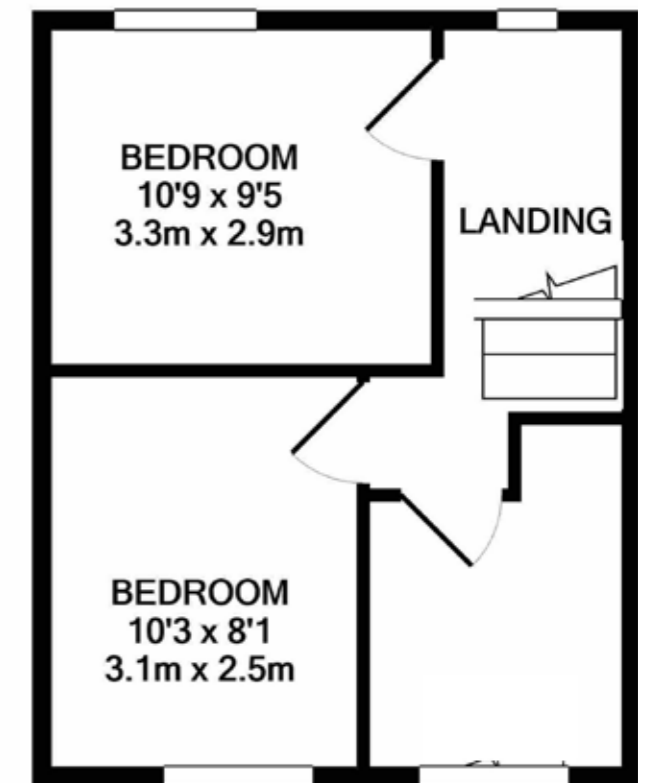
The rear garden has been thoughtfully designed for low maintenance, featuring a charming decked area which is ideal for hosting barbecues, or simply to enjoy a relaxing glass of wine while surrounded by the serene beauty of nature. Enclosed and private, this outdoor space offers a delightful escape from the world.



In impeccable order throughout, this cottage requires no additional work, allowing you to move in and start enjoying the coastal lifestyle right away. Having proven to be a successful holiday let, 3 Caley Street offers a fantastic opportunity for those looking to invest in a home which they could enjoy themselves - or that can generate an income.



GROUND FLOOR



1ST FLOOR

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-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*



“The beach is close by, ideal for an evening stroll.”

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

D. Ref:- 8308-7927-5810-7673-1992

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: ///reboot.pacifist.impulse

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# SOWERBYS



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