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THE STORY OF
38a Neville Road

Heacham, Norfolk

SOWERBYS

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38a Neville Road

Heacham, Norfolk
PE31 7HB

Attractive Period Home

Four Bedrooms

Two Reception Rooms

Two Bathrooms

Large Kitchen

Residential Location

Enclosed Rear Garden

No Upward Chain

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“A characterful home, it’s so spacious and quiet...”

Its peaceful position makes Neville Road a haven within the bustling village centre, and with Heacham’s North Beach on your doorstep, it’s a popular spot. Dotted with a wonderful mix of modern and older properties, there’s a wonderful character to this residential street. Whether it’s taking leisurely walks on the sandy shores, witnessing breathtaking sunsets over The Wash, or simply relaxing and enjoying the coastal air, living in Neville Road provides opportunities for a serene coastal lifestyle.

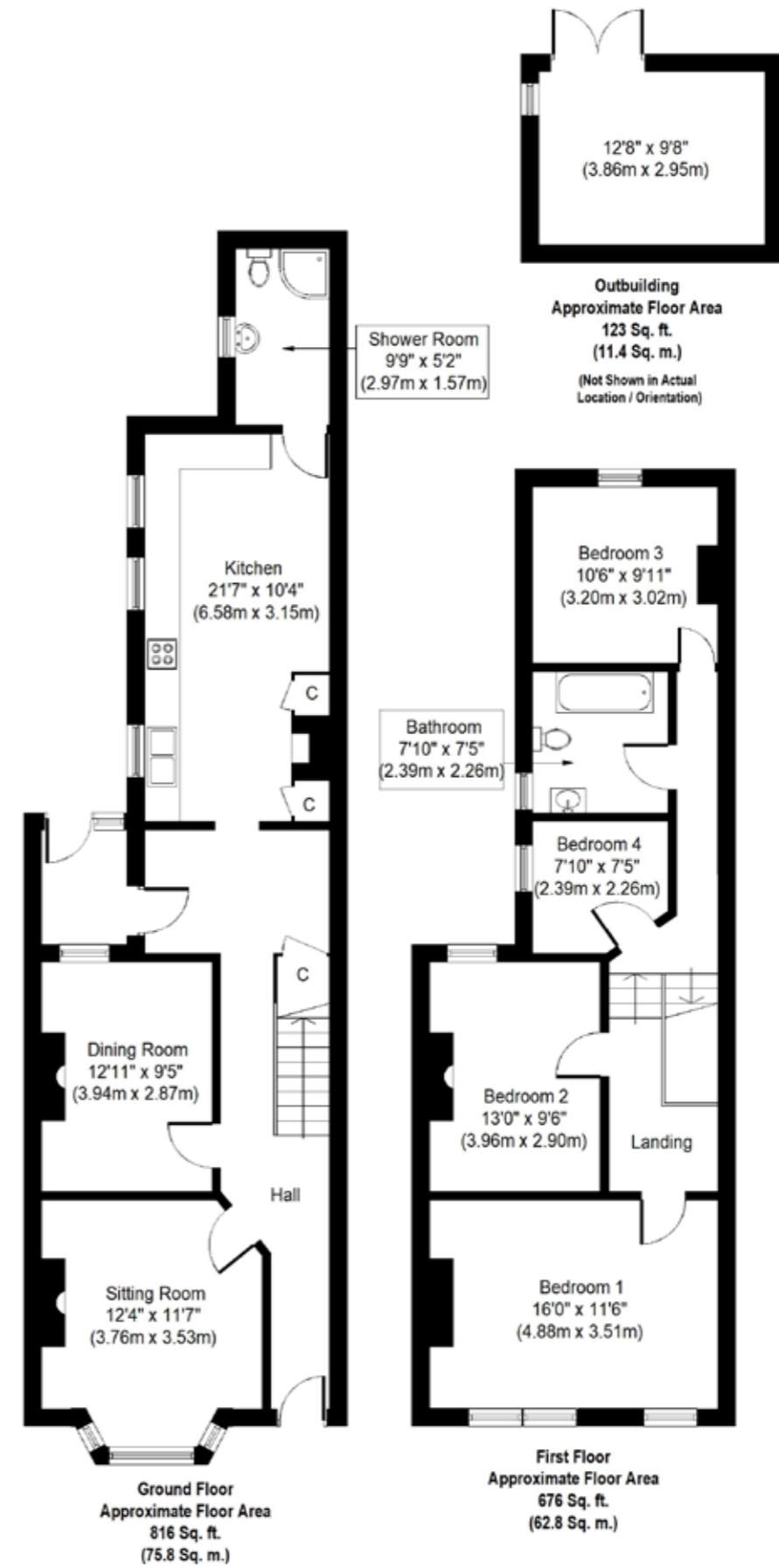
Step into the house and you’re met by a classic Victorian hallway with tiled floor. You’ll immediately feel the expansive and tranquil ambiance that comes with

older properties, particularly evident in the sitting room, which boasts a lofty ceiling, an exquisite fire surround, and a bay window which floods the space with abundant natural light.

Adjacent to the sitting room, you’ll discover a formal dining room featuring an exposed brick fireplace, exuding a charming and classic atmosphere. Moving further, a more contemporary setting awaits in the open plan kitchen/breakfast room, offering ample room for the entire family to gather and share stories about their busy days. Completing the ground floor is a sleek and modern shower room, adding a touch of convenience and sophistication.



The same generous proportions continue on the first floor, where there are four bedrooms. The generous, light-filled principal looks out to the front, whilst the second bedroom is also a fantastic size and retains its period fireplace. The family bathroom includes an impressive modern free-standing bathtub.



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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B ordered by ornate cast iron railings, the front garden is attractive and low maintenance. The south-facing rear garden is mainly lawned, with a summerhouse providing a tranquil spot in which to relax.



Number 38a captures the essence of a peaceful haven, and exudes a character and charm that is truly captivating. Whether you seek coastal strolls, breathtaking sunsets, or simply a serene lifestyle, living in Neville Road offers it all.



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



Heacham Beach

“It's wonderful to be such a short walk from the beach...”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 0251-2804-7371-9823-8325

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: ///lightbulb.area.puff

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