



THE STORY OF
16 Nourse Drive
Heacham, Norfolk

SOWERBYS



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16 Nourse Drive

Heacham, Norfolk,
PE31 7SD



Detached Bungalow

Three Bedrooms

Spacious Sitting Room

Attractive Kitchen

Conservatory

Carport

Garage

Attractive Garden



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“Norfolk has a slower pace of life - it’s very relaxed.”

Nestled on a quiet road, just a short stroll from the village centre sits 16 Nourse Drive, a beautifully presented, detached bungalow, which has been lovingly modernised by the current owner.

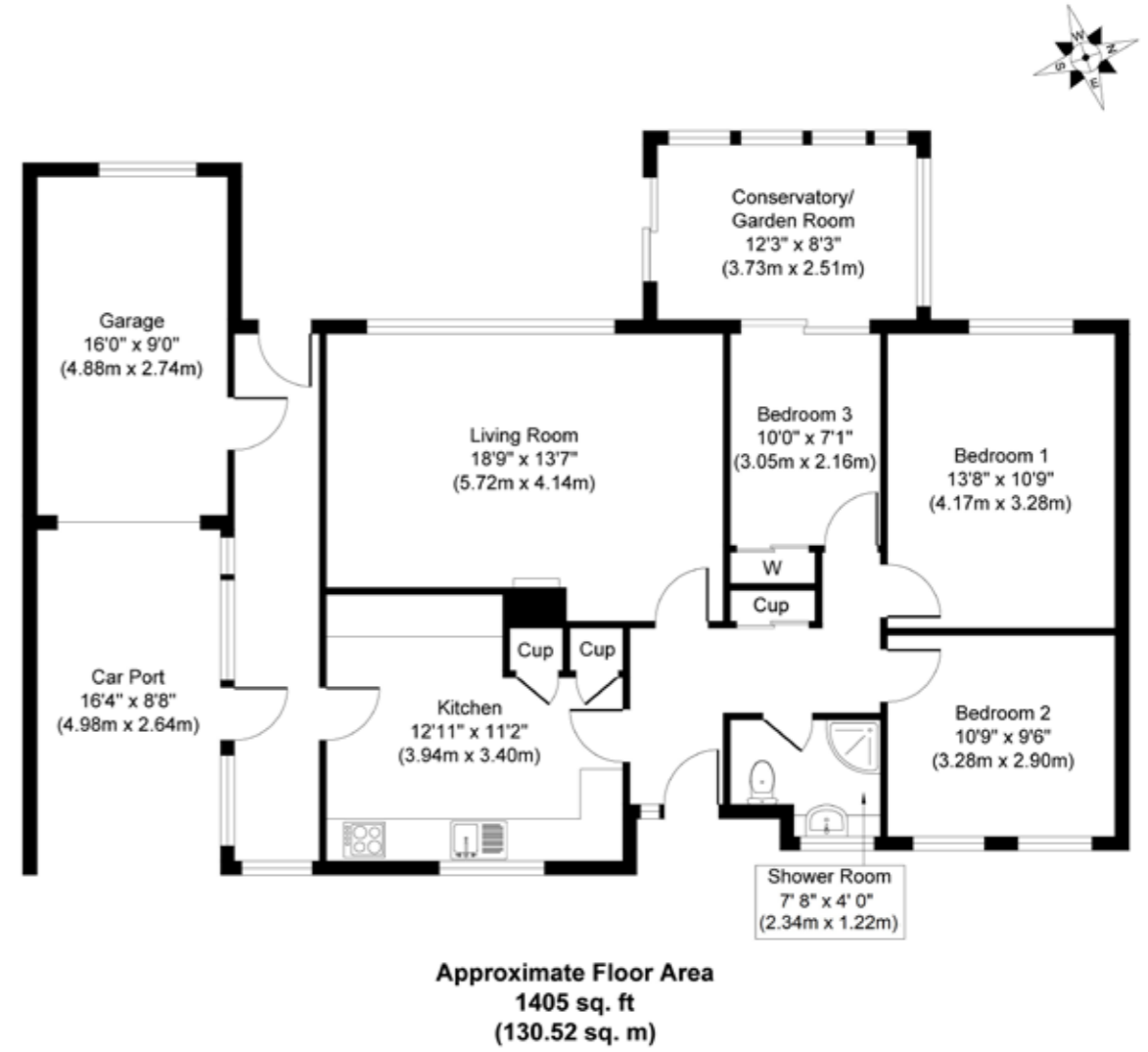
On entering the property, you’re welcomed into the kitchen, a lovely light and airy space which is beautifully finished, and which includes a butler sink and window looking out to the front of the property. The sitting room overlooks the rear garden and is bathed in natural light, whilst also having a wood-burning stove set into the fireplace. A conservatory overlooking the rear is the perfect place to relax with a book.

The bungalow has three bedrooms, with one currently used as a hobby room. The three bedrooms are served by a well-fitted shower room with corner shower, basin and WC.

The front of the property is mainly lawned, with a driveway to the side and a carport which is incredibly useful when unloading the car. Beyond this is the garage.

The rear garden has been lovingly cared for, and features an attractive patio area, raised beds, a lawn and summerhouse.





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.



“It’s lovely to be able to watch the birds visiting the garden...”

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



Hunstanton Beach

“It's a lovely walk along the sea front to Hunstanton.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0968-0006-7275-2324-9950

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: ///woes.swipes.overused

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