



THE STORY OF

# 34 Church Lane

*Heacham, Norfolk*

SOWERBYS

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THE STORY OF

# 34 Church Lane

Heacham, Norfolk  
PE31 7HJ

Multi-Generational Living

Beautifully Presented

Ample Off-Street Parking

Five Bedroom Detached Chalet

Two Bathrooms and Two En-Suites

Lovely Church Views

Short Walk to Beach and Local Amenities

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“Multiple generations could live here harmoniously, in beautiful surroundings...”

Approached up a private drive and sitting behind a gated entrance, 34 Church Lane is a stunning, recently refurbished and extended chalet.

Lending itself perfectly to multi-generational living, the two wings of the property connect in the middle and are both exceptionally spacious. Beautifully finished throughout, you can see the love and effort which has been put into the refurbishment of the home.

The main entrance to the property opens to a bay windowed three bedroom chalet which has an open-plan

kitchen, living and dining area with oak flooring throughout. The country style kitchen includes timber worktops and is fitted with all the appliances one needs, including washing machine and dishwasher. On the same floor there is a separate living room with a brand new wood-burner, a perfect spot to snuggle down on a chillier evening. Two double bedrooms and a family bathroom complete the downstairs accommodation.

The first floor consists of a third bedroom with en-suite shower room, which makes for a great guest room.



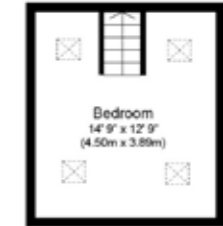
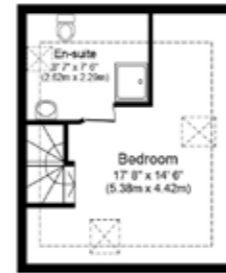
Connecting the two areas downstairs is another reception room, which could make for a great office, gym or even another bedroom.

To the other side of the property is a two bedroom barn-style chalet with a beautiful open-plan kitchen/living room with vaulted ceiling. The bi-fold doors open to let the outside in, and it is a favourite spot for the current owner to sit and watch the wildlife in the garden. There is a brand new wood-burner and a Shaker style kitchen with wooden worktops.



The bedroom space is split over both floors, with a ground floor bedroom having a shower room next door, as well as a separate shower room off the kitchen. The upstairs bedroom has multiple roof lights to gaze upon the night sky.





**First Floor**  
Approximate Floor Area  
441 sq. ft.  
(41.0 sq. m.)



**Ground Floor**  
Approximate Floor Area  
1,861 sq. ft.  
(172.9 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.

Outside, there is plenty of off-street parking on the shingle driveway and enough space for turning, as well as a handy log store and shed.

The beautiful garden is mainly laid to lawn with white lavender surrounding, which, in bloom, makes for a haven for wildlife and nature. In front of the bi-fold doors to the barn is a south-facing decking area, a perfect spot to bathe in the summer sunshine and a glance up and you will see the church in the background.

The current owners have also created a small wild garden area which is bursting with wildflowers, attracting bees and even a woodpecker. Just on the doorstep of the property is Ringstead Downs, the perfect setting for a beautiful country walk full of wildlife.



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 the Vendor



“From the bi-fold doors we can watch goldfinches on the lawn, and bees and butterflies on the flowers.”

THE VENDOR



## SERVICES CONNECTED

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

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

C. Ref:- 8303-4050-1229-6507-2113

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: ///steepest.cove.performed

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# SOWERBYS



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