



THE STORY OF

1 South Moor Drive

Heacham, Norfolk

SOWERBYS

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1 South Moor Drive

Heacham, Norfolk,
PE31 7BW



Large Detached Bungalow

Three Bedrooms

Two Reception Rooms

Kitchen/Breakfast Room

Family Bathroom

Immaculately Presented

Attractive Garden with Pretty Stream

Solar Panels



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“... an idyllic retirement property or even a weekend bolt hole.”

With the beach being just a short walk away and a thriving village centre on your doorstep, 1 South Moor drive is an idyllic retirement property or even a weekend bolt hole.

The generous entrance hall is the perfect place to welcome family and guests alike. This feeling of space carries on throughout the home and into the large sitting room with triple aspect windows,

bathing the room in natural light. The family dining room is ideal for hosting and entertaining, especially during the festive season.

The heart of any home is the kitchen and 1 South Moor Drive offers a beautifully presented kitchen/breakfast room with a central island, and has the benefit of having an adjoining utility room with access to the WC.





The three, well-presented bedrooms are served by a modern family bathroom, with both a shower cubicle and a luxurious free-standing bath. The principal bedroom further benefits from built-in wardrobes.

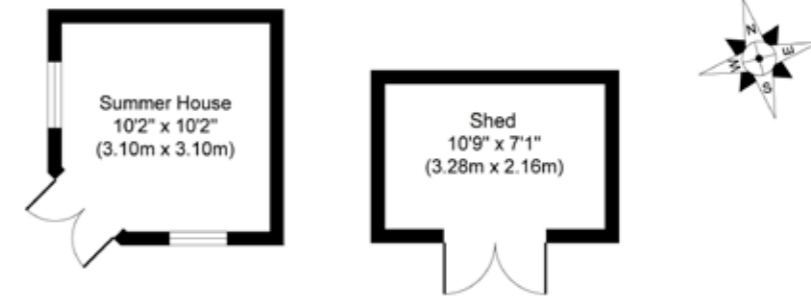
The property sits within a beautifully kept garden and has a brick-weave driveway leading to the garage.



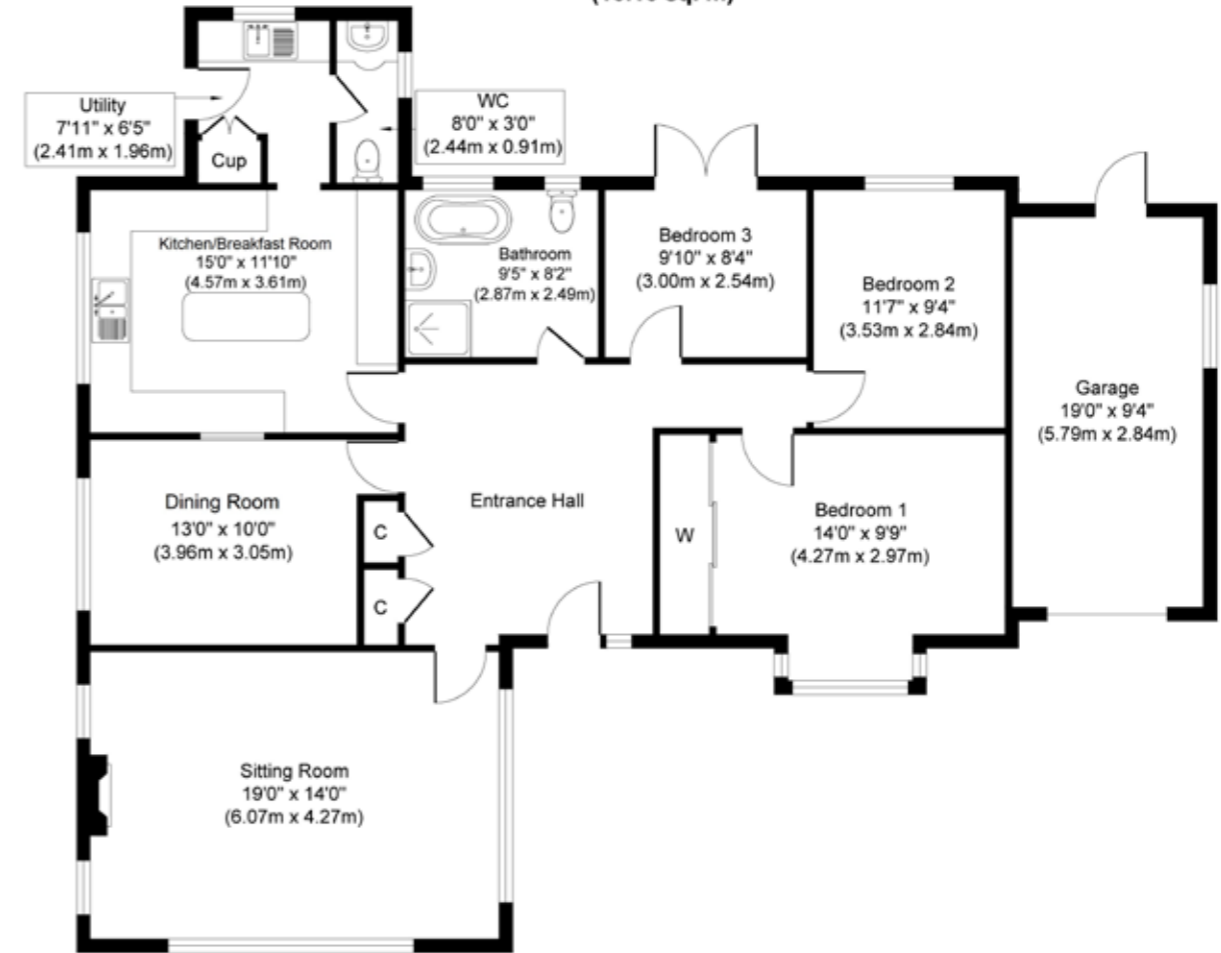
The rear garden is mainly laid to lawn with a large selection of plants, shrubs and trees. The large patio area is perfect for entertaining guests throughout the warmer months and there's also a lovely summer house and storage shed. A small, pretty stream runs along the edge of the garden, adding a finishing touch.

Modernised and in exceptional decorative order throughout, 1 South Moor Drive is ready for its next chapter to begin.





Outbuilding
Approximate Floor Area
174 sq. ft
(16.16 sq. m)



Approximate Floor Area
1541 sq. ft
(143.16 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.

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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

“1 South Moor Drive is in a wonderful location on a quiet residential road, yet still close to the beach.”

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SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating. The property is fitted with solar panels.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0532-4224-2100-0531-5206

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: ///decanter.saloons.stem

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