



THE STORY OF

54d Station Road

Heacham, Norfolk

SOWERBYS

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54d Station Road

Heacham, King's Lynn,
PE31 7AP



Detached Home

Open-Plan Accommodation

Attractive Garden Room

Principal Bedroom Suite

Two Further Double Bedrooms

Garden Office

Well-Presented Gardens

Large Driveway

Close to the Beach



SOWERBYS HUNSTANTON OFFICE

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“...the perfect home to retire to or even have as a weekend retreat.”

With the village centre and the beach being just a few minutes away, 54d is the perfect home to retire to or even have as a weekend retreat.

Lovingly cared for, the property has been updated to provide a modern and open-plan layout, making it a fantastic place to relax or entertain guests.

The property has a large sitting/dining room, which is bathed in natural light, with attractive wood flooring and doors leading out to the garden. Ideal for

hosting, this space leads directly into the beautiful kitchen with its modern units, butler sink and Range cooker. The always useful utility room is of a good size and adjoins the kitchen.

The jewel in this property's crown is the beautiful garden room, a bright space to sit and relax with views over the garden.

Offering versatile accommodation there is a double bedroom on the ground floor adjacent to a WC.





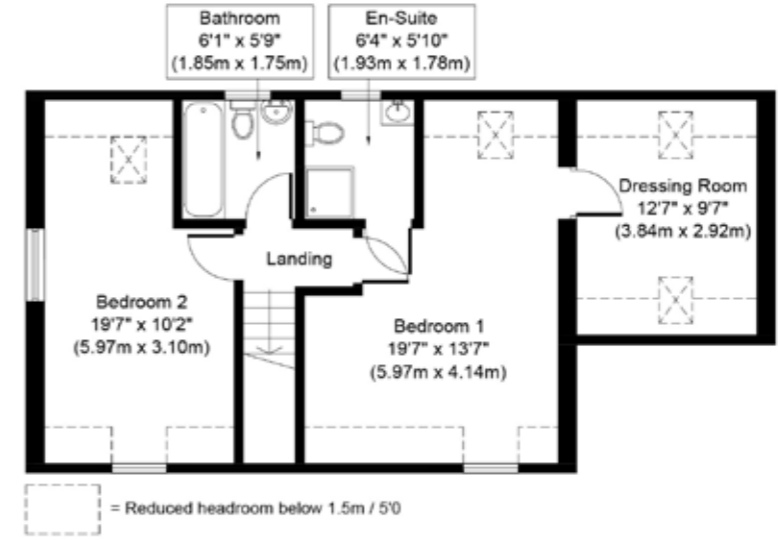
On the first floor there are two large double bedrooms, with the principal having its own en-suite and a large walk-in dressing room. There is a further family bathroom on this level.

Outside the property is entered through a five-bar gate with a large parking area perfect for multiple vehicles and even perhaps a motor home or caravan.

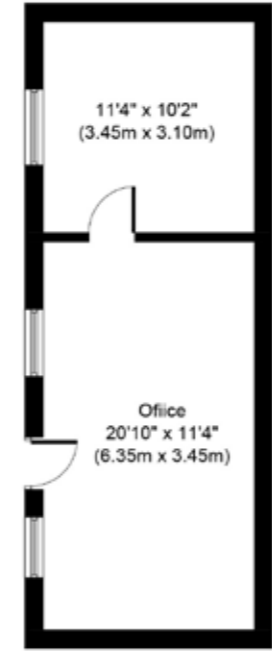
For those that work from home, there is a large stand alone office with further storage area, alternatively this could be used as a games room or a place for older children to relax.

There are two gardens, one to the front with a large space for children to play or dogs to run around, and a more formal enclosed garden with an attractive patio area and a selection of mature plants and shrubs.

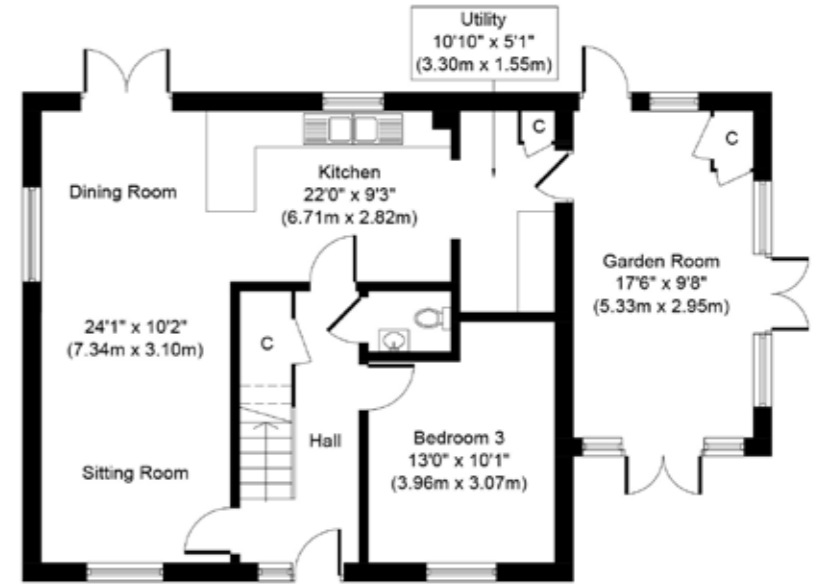




First Floor
 Approximate Floor Area
 673 Sq. ft.
 (62.5 Sq. m.)



Outbuilding
 Approximate Floor Area
 369 Sq. ft.
 (34.3 Sq. m.)
 (Not Shown in Actual
 Location / Orientation)



Ground Floor
 Approximate Floor Area
 856 Sq. ft.
 (79.5 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 the Vendor



Heacham Village Shops

“54d Station Road is a fantastic place to live, where you can be close to both the beach and the village centre.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0340-2137-5280-2527-5935

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: ///decrease.manictured.recent

AGENT'S NOTE

Please note, that the owner of this property is related to a Sowerbys employee.

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SOWERBYS



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