



THE STORY OF

6 Pine Mall

Heacham, Norfolk

SOWERBYS



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6 Pine Mall

Heacham, Norfolk
PE31 7AE

-
- Detached Bungalow
- Popular Location
- Three Bedrooms
- Sitting Room with Wood-Burner
- Large Conservatory
- Good Decorative Order
- Enclosed Garden
- Summer House
- No Upward Chain
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Just moments away from the beach lies Pine Mall, a cul-de-sac adorned with charming bungalows, well-presented and the perfect place to seek retirement.

Step inside 6 Pine Mall and you will discover a spacious sitting room boasting a wood-burning stove and a bay window which bathes the room in an abundance

of natural light. Adjacent to this, the kitchen also offers a front-facing view.

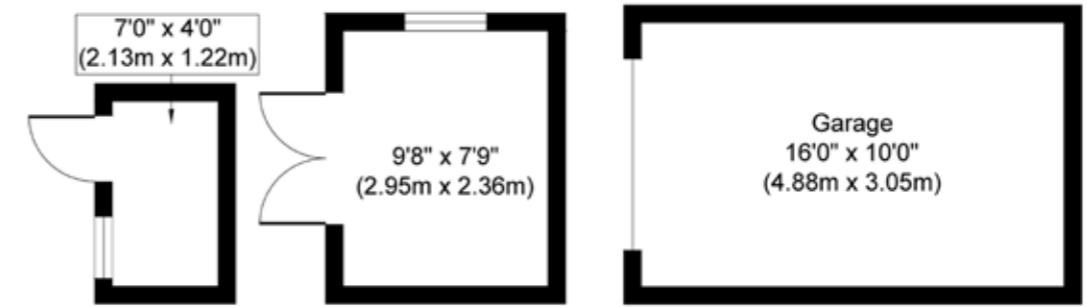
A conservatory is the ideal space to take in the garden views, sit with the doors open and let the fresh air in. This generous room stretches from the front to the rear and being equipped with a radiator ensures year-round comfort.

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The property boasts three bedrooms, with the principal bedroom featuring fitted wardrobes. The rooms all share use of the family shower room, and depending on your needs could easily be utilised as a snug or home office.

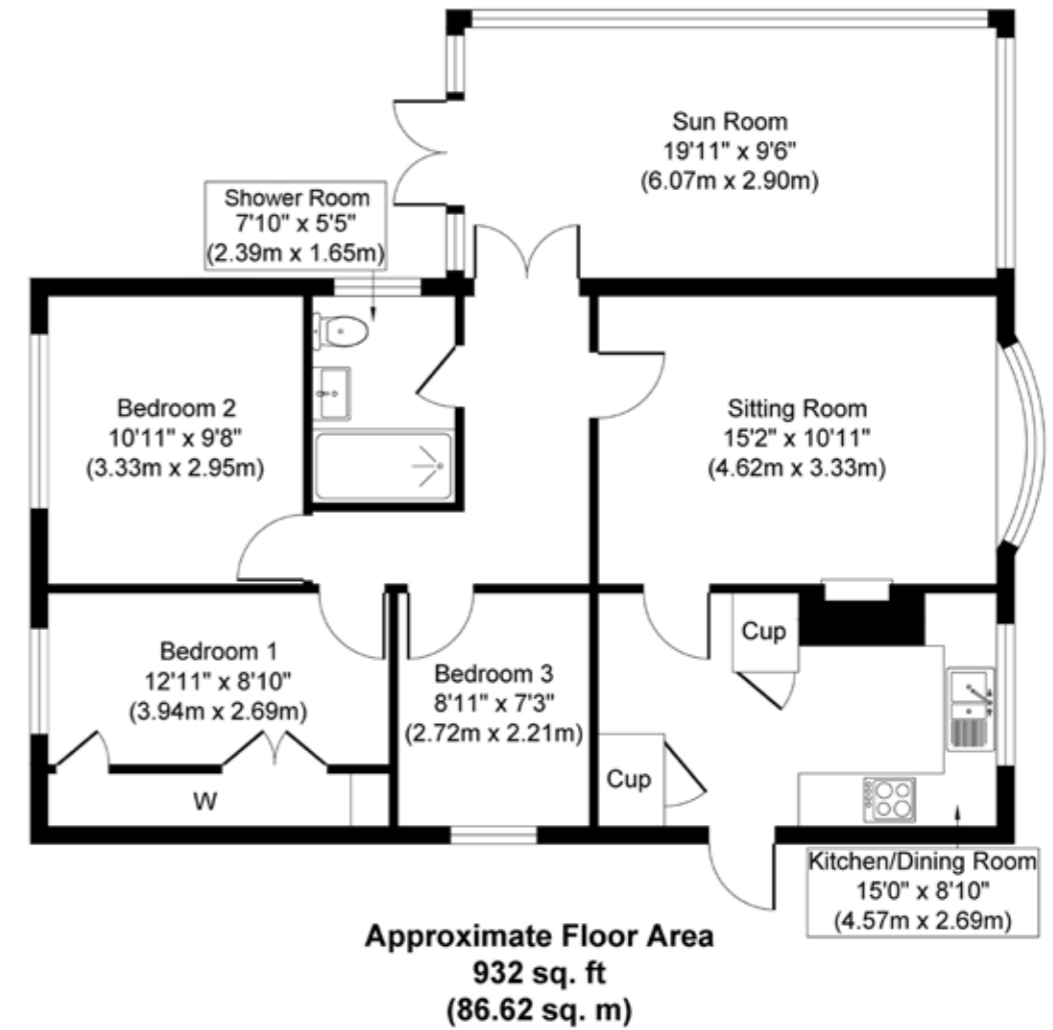
Outside, a secluded rear garden awaits, complete with a delightful summer house and an inviting patio area, the perfect space to invite friends over and enjoyed drinks outside.

Located incredibly close the beach, and set in a well-located village with good amenities, 6 Pine Mall comes to market with no upward chain and offers the perfect chance to immediately start making itself into your next much-loved home...



Outbuildings
Approximate Floor Area
160 sq. ft
(14.86 sq. m)
 (Not shown in actual location).

Garage
Approximate Floor Area
191 sq. ft
(17.74 sq. m)
 (Not shown in actual location).



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.

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



“This quiet, spacious and warm home is situated in a well-located village by the Norfolk coast.”

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SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///revise.scornful.provide

AGENT'S NOTE

Please note some internal images have virtually staged furniture.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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