



THE STORY OF
5 Williman Close

Heacham, Norfolk

SOWERBYS

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5 Williman Close

Heacham, Norfolk
PE31 7TW

Fantastic Extension

Garage and Parking

Close Proximity to Beach and Shops

Four Double Bedrooms

Three Reception Rooms

Downstairs Shower Room

En-Suite to Principal Bedroom

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“This hidden gem of a property combines spacious accommodation with flexible living spaces .”

Nestled in the corner of a quiet spot in the centre of Heacham is 5 Williman Close. This hidden gem of a property combines spacious accommodation with flexible living spaces and the option to work from home or have a further bedroom downstairs alongside a shower room.

The current owners have had the property extended over two floors to create a fantastic kitchen/living room, a real social hub to the property as well as

a large principal bedroom upstairs, with en-suite shower room.

The proximity to the centre of Heacham and the beach is another excellent feature of the property, with a fine selection of shops and local businesses on its doorstep. One can imagine a crisp winter walk with the dogs along the beach and then a hose down in the shower once back followed by a cosy snuggle by the glowing wood-burner in the lounge.



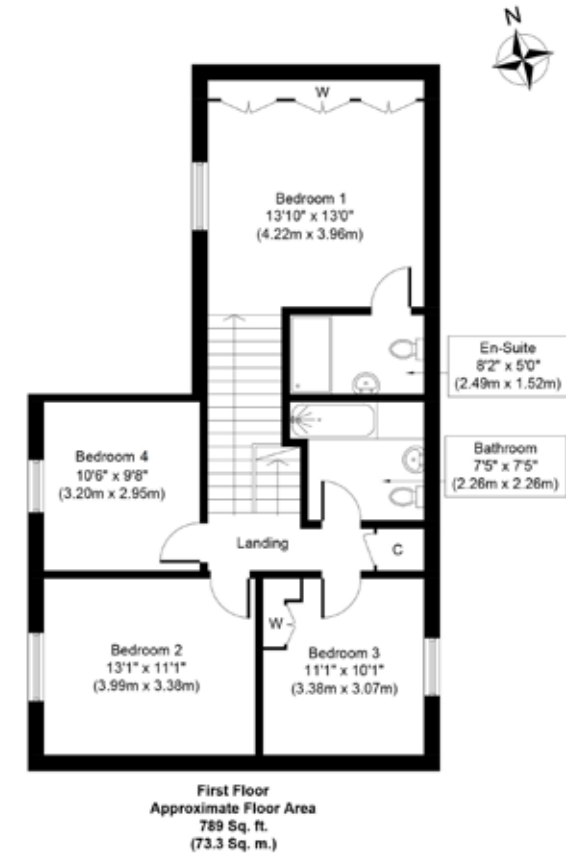
Accommodation is set over two floors and boasts around 2,200 sq. ft. The ground floor consists of an entrance hallway with large storage cupboards, two reception rooms, a superb extended kitchen/living room with utility and direct access into the double length garage. Upstairs there are four double bedrooms with en-suite to the principal bedroom in addition to the family bathroom.

Outside, the rear garden is enclosed with a low maintenance artificial grassed area and a large private patio area that currently houses a hot tub.

Fond family memories have been etched into this family home for many years but it is now ready for a new family to enjoy.







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, or call in at Open Sky Cycles at Wild Ken Hill on the edge of town which organises regular cycle rides. 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



A selection of shops along Heacham High Street

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SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0110-2887-7896-9524-0485

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.

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