



THE STORY OF

15 School Road

Heacham, Norfolk

SOWERBYS



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15 School Road

Heacham, Norfolk
PE31 7DE



No Onward Chain

Spacious Accommodation with Kitchen/
Dining Room and Two Double Bedrooms

Modern UPVC Windows and Doors

Large Rear Garden and Garage



Located on School Road, this family-owned property is now ready for new owners. The well-maintained home boasts modern windows and doors.

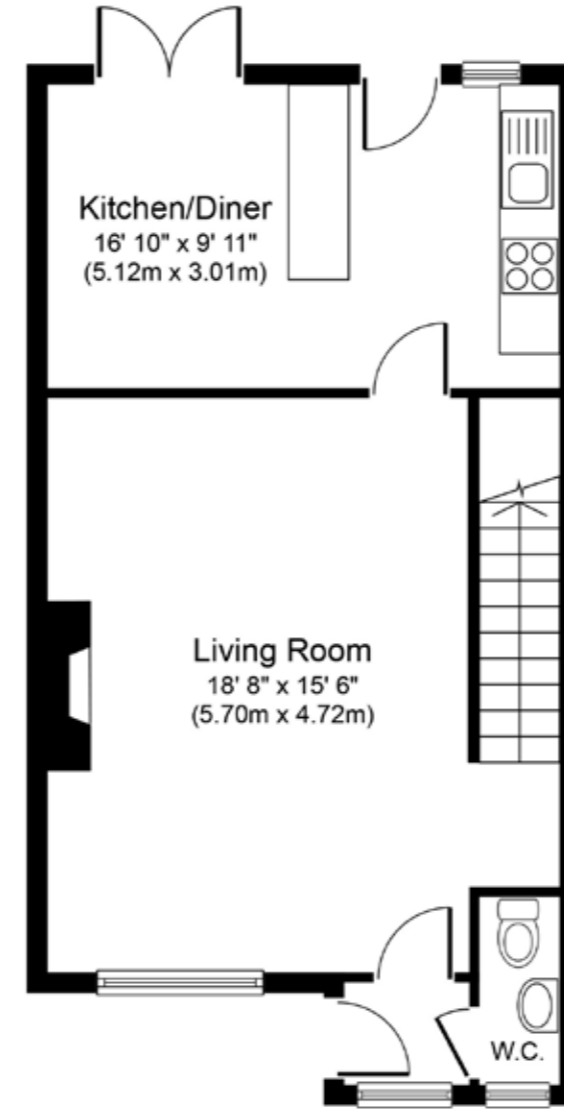
Upon entry, a small lobby with a convenient WC leads to the spacious lounge, the heart of the home. The kitchen/dining room at the rear opens to a west-facing patio and garden. Upstairs, find two double bedrooms with ample storage, and a modern wet room.

The front garden offers greenery and potential for additional parking. The

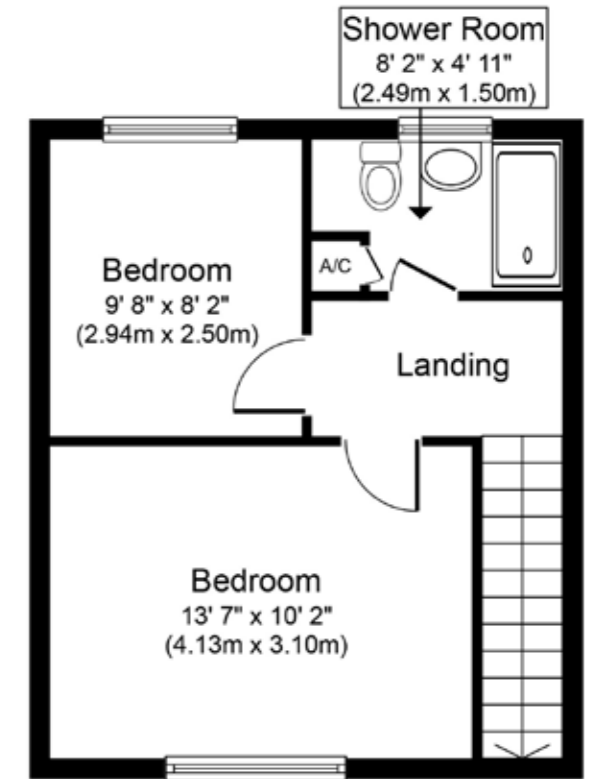
lengthy rear garden includes a patio, shed, and greenhouse. Central to the village, the property provides easy access to shops, schools, pubs, and the beach.

With no onward chain, this versatile home suits retirees, first-time buyers, or those seeking a second home, offering an opportunity to personalise the space.

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Ground Floor
Approximate Floor Area
508 sq.ft.
(47.2 sq.m.)



First Floor
Approximate Floor Area
336 sq.ft.
(31.2 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.

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



“The location is great with everything on your doorstep including beach and shops.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 5837-6229-4309-0915-2292

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: ///ample.circus.finely

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SOWERBYS



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