



THE STORY OF

12 Malthouse Crescent

Heacham, Norfolk

SOWERBYS



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12 Malthouse Crescent

Heacham, Norfolk
PE31 7DN



Large Living/Dining Room with Wood-Burner

Three Bedrooms

Recently Renovated

Close to Amenities and Beach

No Onward Chain



A handy porch greets you as approach 12 Malthouse Crescent, a fantastic space to put sandy boots after a walk at the local beach.

Entering the property, it is apparent that there is more space here than first meets the eye. The living/dining room area is a great size and has been renovated throughout giving it a fresh look. A cosy wood-burner has been installed which is lovely to sit in front of and snuggle up to on a cold winters evening. A sleek modern kitchen has been installed with eye level cooker and beyond this is the downstairs bathroom. A pleasant conservatory then finishes off the

downstairs accommodation.

Upstairs there are three bedrooms with the smaller bedroom making an ideal child's room/office. The standout bedroom is the main bedroom which is over 12ft long by 10ft wide and overlooks the lovely garden to the rear.

The front of the property is gravelled and has off-street parking for a single vehicle, something not always found in the local area. The rear garden is surprisingly large with two patio areas either end and grass in the middle, perfect for catching the sun in the afternoons or hosting a family BBQ.

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The property has recently undergone modernising, works include new flooring, modern kitchen, brand new roof and renovated throughout. The real gem of this property though is the position within the village. You can easily walk to the high street, shops, pubs, and the beach.



12 Malthouse Crescent is ready to move furniture in straight away and would make for an ideal family home or holiday bolt hole. With no onward chain and bursting with charm, this property will make many happy memories for someone for many years to come.



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-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



Living/Dining room.

“The property has been recently renovated to a high standard throughout.”

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SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating,

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D Ref:- 0900-4028-0322-7202-3873

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: ///realm.closet.popping

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