



THE STORY OF  
**15 Wilton Road**  
*Heacham, Norfolk*

**SOWERBYS**





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# 15 Wilton Road

Heacham, Norfolk  
PE31 7AD

●  
No Onward Chain

Off-Street Parking and Garage

Close Proximity to Amenities

Walking Distance to Beach

●  
Detached Property with Potential to Improve

Imagine waking up every day knowing there's a beautiful, sandy, north Norfolk beach only a few minutes walk away.

15 Wilton Road offers a great opportunity for a homeowner to put their own stamp on a property, creating their own perfect coastal home. Located on one of the area's most popular roads, the property comes with an abundance of opportunity to renovate or even extend, subject to the relevant permissions. Once a three bedroom house, the property now offers two larger bedrooms, although these could easily be returned into three.

The accommodation currently includes a front porch, hallway with WC, wrap-around sitting/dining room, kitchen, spacious utility room, conservatory, two

bedrooms and a family bathroom. There is also an integral garage which opens into the utility room, and which has the potential for conversion (STPP).

Outside there is ample parking space to the front, with enough space to make even more, and the rear garden is grassed, with mature shrubs and fruit trees, and a storage shed. Should you wish to extend the property out to the rear, there's still plenty of space to transform the garden into your own private oasis from which to soak in the sea air.

Offered with no onward chain, the property would make for a great family home or second property, within striking distance of the beach, shops and schools.

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First Floor  
Approximate Floor Area  
449 sq. ft  
(41.71 sq. m)



Ground Floor  
Approximate Floor Area  
846 sq. ft  
(78.56 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-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



Heacham beach

“Imagine waking up each day knowing that you’re just minutes from Heacham’s beautiful beach...”

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## SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired 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: ///snips.slogans.scatters

## AGENT'S NOTE

There is a right of access to the property from the track at the rear. Many of the windows have been replaced with modern UPVC windows.

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.

# SOWERBYS



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