



THE STORY OF

17 Collingwood Close

Heacham, Norfolk

SOWERBYS



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17 Collingwood Close

Heacham, Norfolk
PE31 7LD

Renovated Throughout

Four Bedrooms

Two En-Suites and Family Bathroom

Off-Street Parking and Garage

Large 30ft. Extension

Solar Panels

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“You’re in a great location here to be able to step outside, walk through the village and be at a quiet Norfolk beach.”

Set on a quiet and private road, just on the edge of the coastal village of Heacham, is 17 Collingwood Close, a spacious four bedroom detached bungalow.

The property has been renovated throughout and extended to create a warm, sociable accommodation which any owner would be proud to call their home.

There are four bedrooms with two en-suites and a family bathroom, all of which are newly fitted. The fourth

bedroom is off the lounge area and could even make for a great office space, playroom, or even hobby room.

Perhaps the gem of this home is the newly added rear extension which offers a fantastic social living space with a handmade kitchen with beech units and granite worktops, dining living area - which is over 30ft. wide and 20ft. deep - all whilst overlooking the rear garden. This area makes for a great area to cook whilst still being sociable and able to entertain any guests.



The roof of the home has been replaced and whilst doing so the owners have added solar panels, something which is becoming increasingly popular. Other work has included a new front porch, boiler, and a rear patio area. Truly a one off property in the area with excellent cavity insulation.



Outside there is ample space for off-street parking on a gravel drive which also leads to an impressive newly built garage - which also has power.

17 Collingwood Close is a property ready for someone to walk through the front door, place their own furnishings, and call this home - whether it be as an ideal retirement bungalow or family home.





Garage
Approximate Floor Area
266 sq. ft
(24.71 sq. m)

Approximate Floor Area
1,318 sq. ft
(122.44 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 kitchen and dining area is really spacious and a great space to be able to entertain friends.”

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SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 0341-3033-0209-8124-4200

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: ///liners.bumpy.windmill

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