



THE STORY OF

57 Neville Road

Heacham, Norfolk

SOWERBYS

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57 Neville Road

Heacham, Norfolk,
PE31 7HD

Detached Bungalow

Spacious Sitting/ Dining Room

Kitchen/ Breakfast Room

Utility Room

Three Double Bedrooms

Family Shower Room

Lovely Landscaped Garden

Ample Driveway with Garage

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



“We would describe our home as bright, safe, and warm.”

Located on a quiet road just moments away from the village centre and a brief stroll from the beach, 57 Neville Road is a detached bungalow offering spacious living.

The present owners have lived at the property for just under three years and have completely transformed it into a fabulous modern home. The sizeable sitting/dining room, adorned in impeccable decor, boasts two large front-facing windows that flood the room with natural light.

A charming, fitted kitchen/breakfast room features a built-in cooker with an

induction hob, an integrated dishwasher, and a door leading to the utility room, which is complemented by an additional Velux window.

The utility room provides space for a washing machine and tumble dryer, with a convenient door leading to the garden.

The primary bedroom enjoys a peaceful view of the rear garden, and is accompanied by two additional bedrooms and a well-equipped family bathroom which is well-lit by a side window.





Externally, the front garden has been thoughtfully landscaped, while the rear garden boasts a lush lawn and an inviting patio—ideal for unwinding with family and friends. A spacious driveway to the side offers ample parking for multiple vehicles, leading to a garage complete with an up-and-over door, lights, and power.

There is high-quality, low-maintenance resin to the front, rear, and pathways of the property. Aesthetically pleasing to the eye, the resin is permeable and seamless, going hand in hand with the modernity of the property.





Ground Floor
Approximate Floor Area
867 sq. ft
(80.54 sq. m)

It 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 the Vendor



“We love walking the dogs along the beach and being so close to the village centre.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0190-4428-0022-5098-3903

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: ///talent.daffodils.avocado

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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