



THE STORY OF

# 11 Kenwood Road

*Heacham, Norfolk*

SOWERBYS





No Onward Chain

Three Bedrooms

Spacious Kitchen/Breakfast Room

Modern Bathroom with Separate Shower

Pleasant West Facing Garden and Off-Street Parking

Electrics Rewired

Close to Beach and Village Centre



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# 11 Kenwood Road

Heacham, Norfolk  
PE31 7DD

Positioned just a short stroll from the excellent village high street and nestled on a quiet road, 11 Kenwood Road is an ideal bungalow for someone to relax in the beautiful garden on a weekend break or take in the sea air as a retirement bungalow close to the north Norfolk coast.

The accommodation briefly consists of three double bedrooms, modern bathroom, spacious kitchen/breakfast room that overlooks the rear garden, and a good-sized lounge.

The current owners upgraded many elements of the property in 2020, including a full re-wire, brand new electric heating system and new bathroom with separate shower.

As well as being a fantastic bungalow, perhaps the gem of the property is its position within the village. The property

is tucked just off the high street on a quiet road, but within walking distance of shops and amenities, a bus route and of course the gorgeous sunset beach.

The front of the property is low maintenance with gravelled off-street parking space for several cars. The rear garden is a gardener's dream with a west-facing outlook which gets the afternoon sun, a perfect spot to enjoy an evening glass of wine in the summer. The garden is mainly lawned with mature shrubs and small trees and is ready for someone with green fingers to get stuck into.

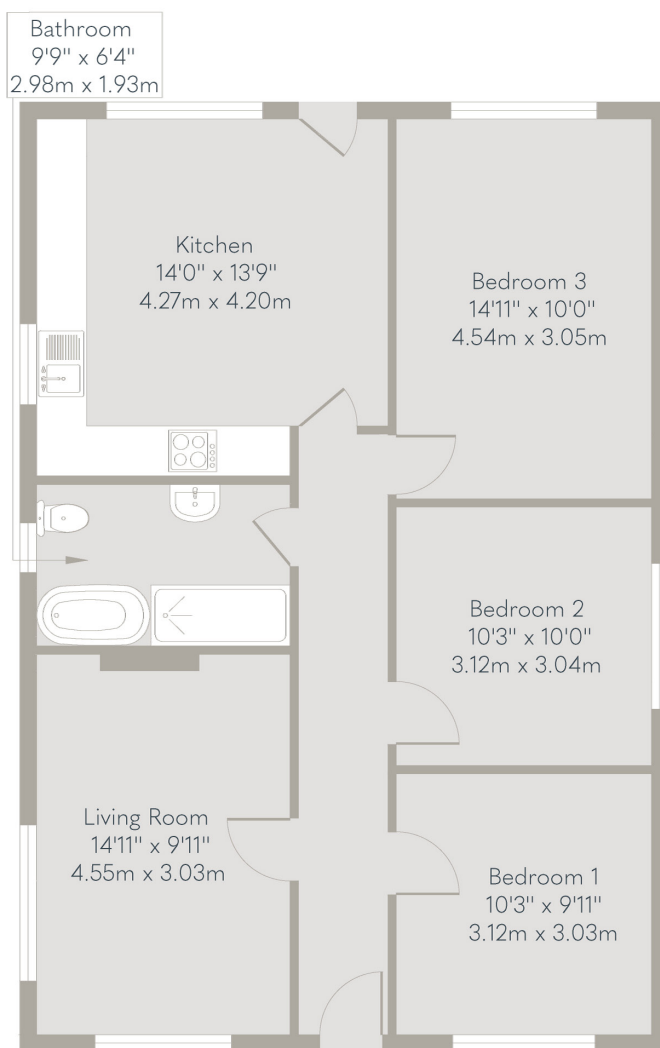
With no onward chain, 11 Kenwood Road is now ready for new owners to love and enjoy it. There is opportunity to put your own stamp on the property and it will appeal to a vast amount of different type of buyers including retirees, second homeowners or families who all want to enjoy what the fantastic area has to offer.





SOWERBYS — a new home is just the beginning





Approximate Floor Area  
866 sq. ft  
(80.48 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 the Vendor*



“It’s great for gardeners, and there’s a lovely view of the garden from the kitchen window...”

THE VENDOR



### SERVICES CONNECTED

Mains electricity, water and drainage. Electric boiler.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

F. Ref:- 0310-2445-6390-2894-2361

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: ///pacemaker.access.dated

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# SOWERBYS



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