



16

16
STAITHE ROAD

THE STORY OF

16 Staithe Road

Heacham, Norfolk

SOWERBYS

WELCOME

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THE STORY OF

16 Staithe Road

Heacham, Norfolk,
PE31 7ED

Renovated Throughout

Beautifully Presented

Three Double Bedrooms

En-Suite and Family Bathroom

Off-Street Parking and Garage

South-Facing Courtyard Garden

Character Property

Walking Distance to Beach and High Street

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“Once an unloved house, it’s now a fabulous, warm family home...”

A warm, welcoming feeling envelops you like a cosy blanket as you enter 16 Staithe Road. The current owners have renovated the property throughout creating a home which is ready to use straight away. The beautiful interiors include a wealth of modern comforts, thoughtfully combined with the home’s original period features.

The first room to greet you is a sitting room with a roaring wood-burner; cosy, and yet with great proportions and a wonderful high ceiling, as well as lovely views of the local duckpond through the bay window. A second reception room is multifunctional - perhaps a dining room,

playroom or even a home office – adding a versatility which is highly valued in modern living.

The kitchen is a favourite spot with the current owners, particularly in the summer months, when they’ll while away the time taking in the garden views. Updated to create a workable area, there’s plenty of storage and enough space for a breakfast table. With quartz worksurfaces, a water softener, and a full range of integrated appliances, it’s a room which combines style and practicality. There is also a handy separate utility room and downstairs WC.



Upstairs there are three spacious double bedrooms; the principal bedroom being particularly magnificent with a beautiful bay window overlooking the pond. A modern en-suite with cupboard storage and a separate dressing area allow the bedroom itself to remain clutter free, a tranquil sanctuary. The remaining first floor accommodation is well balanced, with two further double bedrooms of almost equal proportions positioned to either side of the spacious family bathroom, fitted with bath and separate shower.



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.



The south-facing porcelain-tiled courtyard garden is accessed via bi-fold doors from the kitchen, making it a social space for dinner parties, and the perfect private spot to soak up some sun in warmer months. The current owners have also created a small wild garden to the rear which is bursting with colour come summer, and is enjoyed by both children and wildlife.

There's parking space on the resin driveway and a detached garage which has lighting, electrics, an external socket and taps.

“Being in Heacham gives us the best of all worlds - the beach, Ken Hill, and Hunstanton.”

The property's location leaves little more to be desired; it's in close proximity to the wonderful beach and local amenities including shops and services, as well as the regular bus service.

Our sellers felt at home from the moment they moved into 16 Staithe Road, and with the property now fully renovated, a new owner can move in and enjoy its wonderful location, whilst making their own memories in this beautiful, ready-made home.



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



Heacham Beach

“The beach will always be our favourite place to explore...it's a calming space, right on our doorstep.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating with smart controls and with underfloor heating to the ground floor, bathroom and en-suite. Air conditioning to the kitchen and rear bedroom.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 2228-5031-7255-3465-1970

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: ///scam.grumbling.mushroom

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