



THE STORY OF

69 College Drive

Heacham, Norfolk

SOWERBYS



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69 College Drive

Heacham, Norfolk
PE31 7BY



Attractive Two Bedroom Bungalow

Light and Airy Sitting/Dining Room as well as a Utility/Reading Nook

Spacious Garden and Ample Parking

UPVC Double Glazing and Gas Fired Central Heating

No Onward Chain



Welcome to 69 College Drive, a charming bungalow nestled just a short stroll away from the vibrant village centre. This delightful property offers an idyllic retreat, boasting convenient access to a variety of amenities including shops, a doctors' surgery, and a regular bus service, ensuring a comfortable and connected lifestyle.

Upon entering, you're greeted by a spacious sitting/dining room bathed in natural light streaming through the bay window, creating a warm and inviting atmosphere. The focal point of the room is a charming feature fireplace, perfect for cosy evenings in. Adjacent to the sitting room, the kitchen enjoys a prime position at the front of the

property, allowing you to effortlessly multi-task while soaking in the picturesque views of the surroundings.

Tucked away at the rear of the bungalow are two tranquil bedrooms, offering a peaceful retreat away from the hustle and bustle. The traditional bathroom has been thoughtfully transformed into a modern shower room, catering to the desires of discerning bungalow buyers seeking convenience and functionality.

An additional room has been cleverly added to the side of the property, providing versatile space that could serve as a convenient utility area or a serene spot to unwind with a good book, offering flexibility to suit your lifestyle needs.

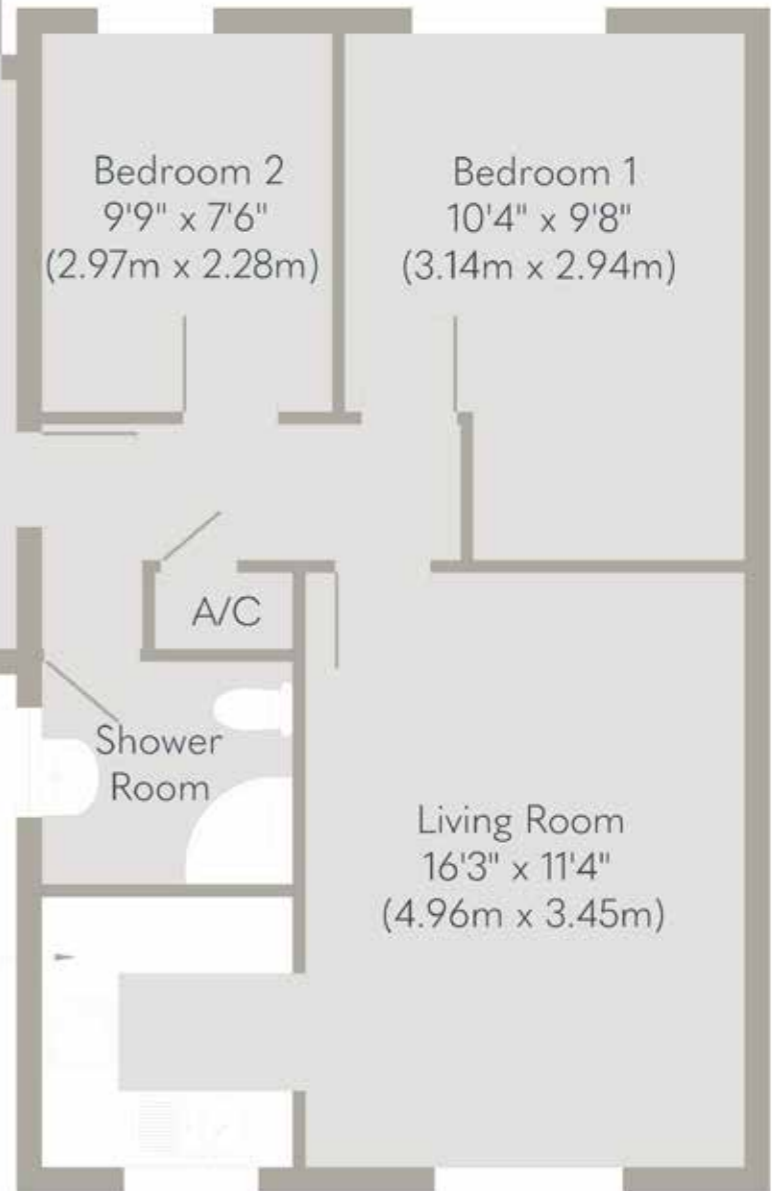
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Outside, the front garden has been thoughtfully landscaped for low maintenance, featuring a driveway to the side for added convenience. The expansive rear garden beckons with its generous size and features a large patio area, perfect for alfresco dining and entertaining guests on sunny days. Beyond lies a lush lawned area, providing ample space for recreation and relaxation, making it an ideal setting to savour the joys of outdoor living.

Don't miss the opportunity to make 69 College Drive your peaceful home, where you can embrace the good life and create cherished memories for years to come.



Conservatory
15'2" x 8'7"
(2.62m x 1.57m)



Approximate Floor Area
614 sq. ft
(57.06 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



“The garden was a much loved area to spend time in listening to the birds..”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0652-3034-2202-8354-5200

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: ///sunk.broadcast.coins

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SOWERBYS



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