



THE STORY OF

# 4 Mulberry Place

*Heacham, Norfolk*

**SOWERBYS**





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THE STORY OF

# 4 Mulberry Place

Heacham, Norfolk  
PE31 7FD

No Onward Chain

Ideal Lock-Up and Leave

Open Plan Kitchen Living Area

Two Bedrooms, Two Bathrooms

Gas Fired Underfloor Heating

Two Parking Spaces

Immaculately Presented

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“The outside seating area is a perfect space to relax, especially in those summer months.”

Discover the essence of modern coastal living in this charming single-storey barn-style property, nestled within a quaint development of barn conversions, meticulously crafted in recent years to the highest standards.

As you step inside, be greeted by a sense of contemporary elegance, with tasteful

decor and attention to detail evident throughout.

The spacious open-plan living room/kitchen, with a vaulted ceiling, invites relaxation and socialising in equal measure. The kitchen area boasts bespoke handmade units with oak worktops and integrated appliances.





There are two double bedrooms with the principal having a handy ensuite, whilst the beautifully appointed bathroom features a bath and separate shower.

Outside, a private landscaped garden awaits, offering two delightful seating areas designed for both enjoyment and easy maintenance, perfect for tranquil moments or outdoor entertaining. Vehicular access to the rear leads to a designated parking area with two allocated spaces, ensuring hassle-free living.

Enjoy a picturesque rear aspect overlooking the grounds of Heacham Manor Hotel; a peaceful backdrop for leisurely strolls across the adjacent golf course to the nearby coast. Embrace the charm and comfort of countryside living in this exceptional property, where every detail has been thoughtfully curated to create a sense of calmness and relaxation.





Approximate Floor Area  
796 sq. ft  
(73.99 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*



“You can enjoy brisk coastal walks, practically on your doorstep, whenever you desire.”

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///mainly.verifying.input

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