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THE STORY OF

12 Robin Hill

Heacham, Norfolk

SOWERBYS

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12 Robin Hill

Heacham, Norfolk,
PE31 7SS

Detached House

Double Garage

Large Rear Garden

Four Bedrooms

Immaculately Presented Throughout

En-Suite and Family Shower Room

Downstairs WC

Utility Room

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



“There’s a sense of light and airiness throughout the home...”

Nestled on the fringes of the charming village of Heacham, this detached four bedroom house makes for a fantastic family home. Immaculately maintained and exuding a sense of light and airiness throughout, this home presents a haven of comfort and convenience.

Upon entering, you are greeted by a spacious and inviting full-length lounge, with patio doors seamlessly connecting indoor and outdoor living. Adjacent lies a well-appointed kitchen, complemented

by a utility room and a convenient downstairs WC, catering to modern-day living with ease.

A separate dining room offers potential as an ideal office space for those seeking a work-from-home environment.

Ascend the staircase to discover four generously proportioned bedrooms, with the principal bedroom boasting the added en-suite, ensuring comfort for owners. A modern family shower room completes the upstairs accommodation.





FLOORPLAN TO BE INSERTED



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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Outside, the property continues to impress, with a driveway providing ample space for multiple vehicles alongside a double garage, offering both practicality and security. However, the true jewel of this residence lies in its expansive rear garden; with ample space, the garden beckons for owners with green fingers to love and enjoy. The garden comes with a large shed for tools and summerhouse which gets the sun all day.



Conveniently positioned mere moments from Heacham Manor Golf Club, local amenities, and the pristine shores of the nearby beach, this property represents village living. Whether enjoying a leisurely round of golf, exploring the village shops, or indulging in a sunset stroll along the coastline, every aspect of Norfolk coastal living is readily accessible from this impressive 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 Sowerbys



Heacham Beach

“...perfectly placed for every aspect of Norfolk coastal living.”

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SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0340-2791-7340-2194-4785

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: ///cheeks.grudging.spoke

AGENT'S NOTE

There is an option to buy part of the woodland which is next to the property. Please contact the Hunstanton Sowerbys office for more information.

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.

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