

A photograph of a single-story brick house with a tiled roof. The house has two windows with wooden frames and white curtains. A tall palm tree stands to the left of the house. The sky is a clear, light blue. The house is surrounded by a garden with various plants and a gravel path.

THE STORY OF  
9 Linn Chilvers Drive  
*Heacham, Norfolk*

SOWERBYS



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THE STORY OF

# 9 Linn Chilvers Drive

Heacham, Norfolk,  
PE31 7SW

- Two Bedroom Detached Bungalow
- Spacious Kitchen/Dining Room
- Modern Shower Room
- Lovely South-Facing Garden
- Large Conservatory with New Roof
- Off-Street Parking

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“...this property offers both relaxation and accessibility...”

9 Linn Chilvers Drive is a spacious, detached bungalow nestled in a sought-after location, where convenience meets coastal living. Perfectly positioned within walking distance to the beach, shops, and a convenient bus stop, this property offers both relaxation and accessibility.

Step inside to discover a modern and inviting atmosphere. The heart of the home is the spacious kitchen/dining room, which floods in natural light.

Imagine gathering around the table with loved ones, enjoying meals cooked with ease in this well-appointed space.

Adjacent the sitting room beckons with its warm ambiance, offering a cosy retreat for relaxation.

Finally, two bedrooms are well served by the modern shower room, with the principal bedroom featuring ample wardrobe space.













Embrace the serenity of the outdoors within the delightful conservatory, featuring a new roof that invites natural light and is functional all year round.

From here, step outside to the south-facing rear garden, bathed in sunlight. Picture yourself basking in the warmth of the sun, surrounded by lush greenery, with the bonus of a charming summer house to retreat to.



There is off-street parking to the side, ensuring hassle-free parking. Additional storage is provided by a shed, offering practical solutions for outdoor equipment and tools.

This property offers a lifestyle of comfort, convenience, and coastal charm.



Ground Floor  
Approximate Floor Area  
997 sq. ft  
(92.59 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 Sowerbys*



“This property offers a lifestyle of comfort, convenience and coastal charm.”

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## SERVICES CONNECTED

Mains water, electricity, gas and drainage.

## COUNCIL TAX

Band D

## ENERGY EFFICIENCY RATING

D. Ref:- 2538-2057-7295-4946-8904

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: ///alley.verse.manliness

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