



THE STORY OF

5 Cross Way

Heacham, Norfolk

SOWERBYS

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Heacham, Norfolk,
PE31 7TB

Two Double Bedrooms

Detached Bungalow

En-Suite and Family Bathroom

Extended to Rear

Off-Street Parking

Walking Distance to Beach

SOWERBYS HUNSTANTON OFFICE

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“We remodelled the home to create a dining room and add an extra room - it’s perfect.”

A fine example of a two bedroom detached bungalow in a highly prized location, within a popular village by the coast.

The current owners have renovated the property to a good standard and it’s ready for new owners to start enjoying straight away. Imagine waking every day and being able to have a leisurely stroll to the gorgeous beach, or ending each day with the sand beneath your feet, taking in the beautiful sunset.

The property sits at the bottom of a quiet cul-de-sac making the property secure and private.

Walking through the door, a spacious hallway greets you and leads to two double bedrooms, with the principal bedroom having a recently added en-suite - not something that’s common for the area. The kitchen is well appointed with plenty of cupboard space, an eye-level oven and side access to a handy porch which could be used for storage or a tumble dryer. The accommodation is completed by a family bathroom.

Perhaps the gem of the property is the extended sitting/dining room which has been added in recent years and is a favourite room of the current owners, that can be enjoyed all year round.





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 rear garden is well-maintained with flowers and shrubs, and a lawn making a perfect spot to sit and relax in the peaceful setting. There is also a fantastic summer house which could easily be made into a home office or even a hobby room.

“Living here has brought us closer to the community.”

If you are looking for a warm and welcoming property which is close to local amenities, the beach and a bus stop then 5 Cross Way will not disappoint, and would make any home owner proud to call it their 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-served 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

“We love to explore the beach - it's different every time!”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 9213-3037-9204-6384-1204

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: ///widen.revived.blissful

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