



THE STORY OF

# 10 Nourse Drive

*Heacham, Norfolk*

**SOWERBYS**



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# 10 Nourse Drive

Heacham, Norfolk  
PE31 7SD



- Detached Bungalow
- Two Double Bedrooms
- Garage and Driveway
- Kitchen/Dining Room and Conservatory
- Enclosed Rear Garden



Sitting in a lovely location close to the village centre and occupying a corner plot, this spacious detached bungalow would make an ideal retirement property with its good size sitting room feature, fire surround with its coal effect fore, and bay window to the front, bathing the room in light.

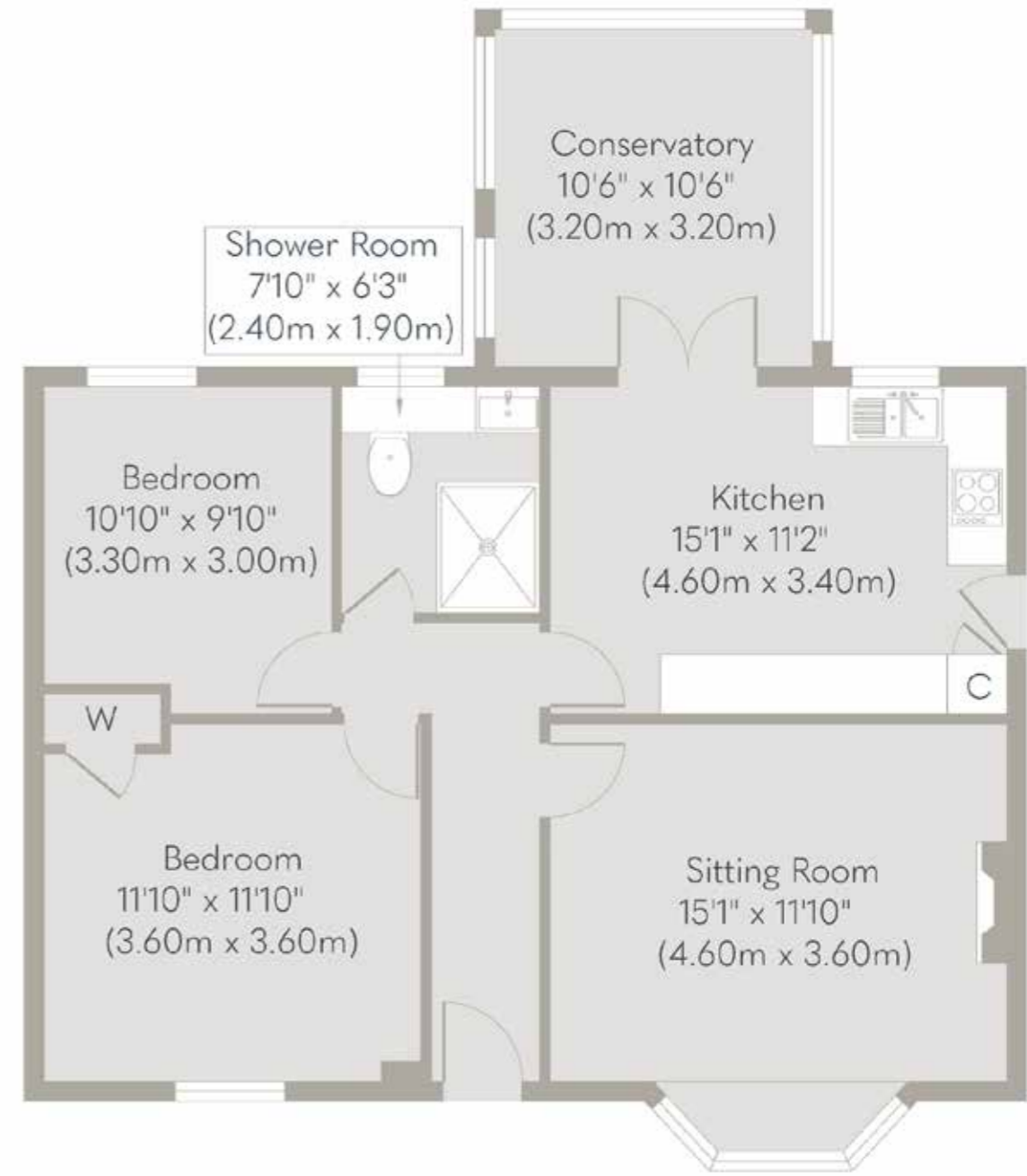
The kitchen/dining room has a range of base and wall units, a modern wall mounted gas boiler and space for a table, ideal for sitting down with family. Leading off the kitchen is a conservatory overlooking the rear garden which is a

great spot to relax with a glass of wine watching the wildlife in the garden. The property has two double bedrooms and a family shower room.

The front of the property has been hard landscaped for ease of maintenance with a driveway and car port to the side leading to the garage.

The rear garden is mainly laid to lawn, with a patio area which is perfect for relaxing with family and friends.

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Approximate Floor Area  
869 sq. ft  
(80.76 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



“Leading off the kitchen is a conservatory overlooking the rear garden which is a great spot to relax with a glass of wine watching the wildlife in the garden.”

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## SERVICES CONNECTED

Mains water, electricity, gas and drainage.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

D. Ref:- 8339-5422-3000-0957-3202

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: ///pixel.flank.stem

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# SOWERBYS



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