



THE STORY OF

43 Meadow Road

Heacham, Norfolk

SOWERBYS



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43 Meadow Road

Heacham, Norfolk
PE31 7DY



Detached Two Bedroom Bungalow
Deceptively Spacious Throughout
Off Road Parking and Garage
Enclosed Garden
No Onward Chain



Welcome to this charming, detached bungalow, perfectly situated on a tranquil road just a short stroll from the village centre. This delightful home offers a comfortable and convenient blend, ideal for those seeking a peaceful retreat with easy access to local amenities.

Upon entering, you'll find a surprisingly spacious interior, thoughtfully designed to maximise both space and light. The focal point of the home is the expansive kitchen/ dining room that spans the rear of the property, offering views of the lush garden. This open and airy space is perfect for family gatherings and casual dining.

The separate living room provides a cosy space for relaxation, featuring ample space for comfortable seating and personal touches. Whether you're unwinding after a long day or hosting intimate get-togethers, this room is sure to become a favourite spot.

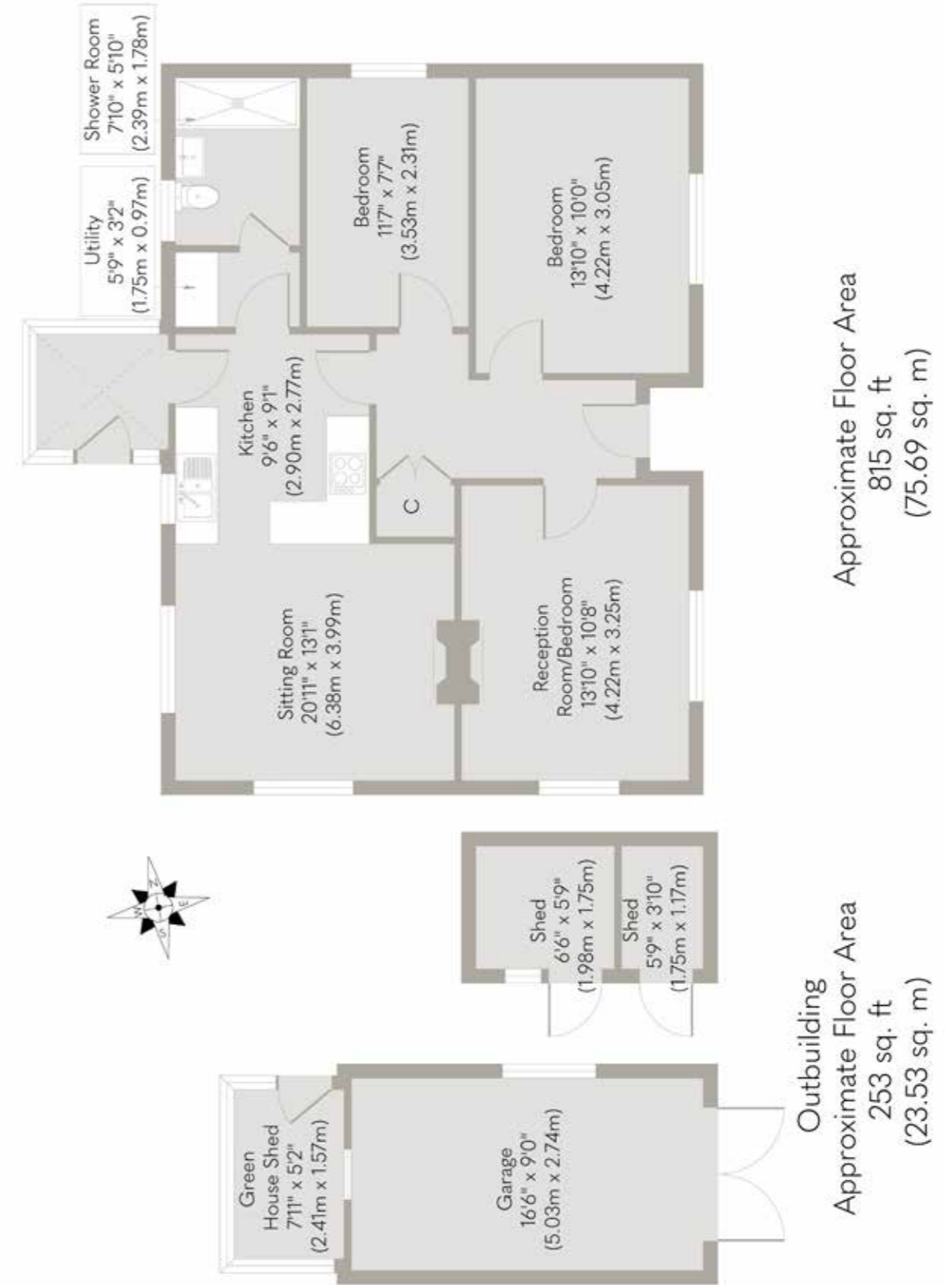
The bungalow boasts two generously sized double bedrooms, each offering a serene and restful atmosphere. These rooms are well-appointed, ensuring a good night's sleep and ample storage options. The family bathroom is conveniently located and equipped with modern fixtures to meet your daily needs.

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Outside, the front garden has been thoughtfully landscaped for low maintenance and enhanced curb appeal. The driveway to the side leads to a spacious garage, providing ample parking and storage space.



The rear garden is a true highlight, mainly laid to lawn and perfect for outdoor activities, gardening, or simply soaking up the sun. An additional shed and greenhouse offer further versatility, catering to garden enthusiasts and hobbyists alike.



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.

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.



SERVICES CONNECTED

Mains water, electricity, drainage and gas.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 2091-3103-8417-8151-6149

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: ///healers.pave.cookie

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