

THE STORY OF

# 6 Hitch Close

Heacham, Norfolk

SOWERBYS



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Heacham, Norfolk  
PE31 7JD

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Three Bedroom Semi-Detached Property

Off-Street Parking

Brand New En-Suite

Family Bathroom, En-Suite and WC

Immaculately Presented Throughout

Side Garden with Two Sheds

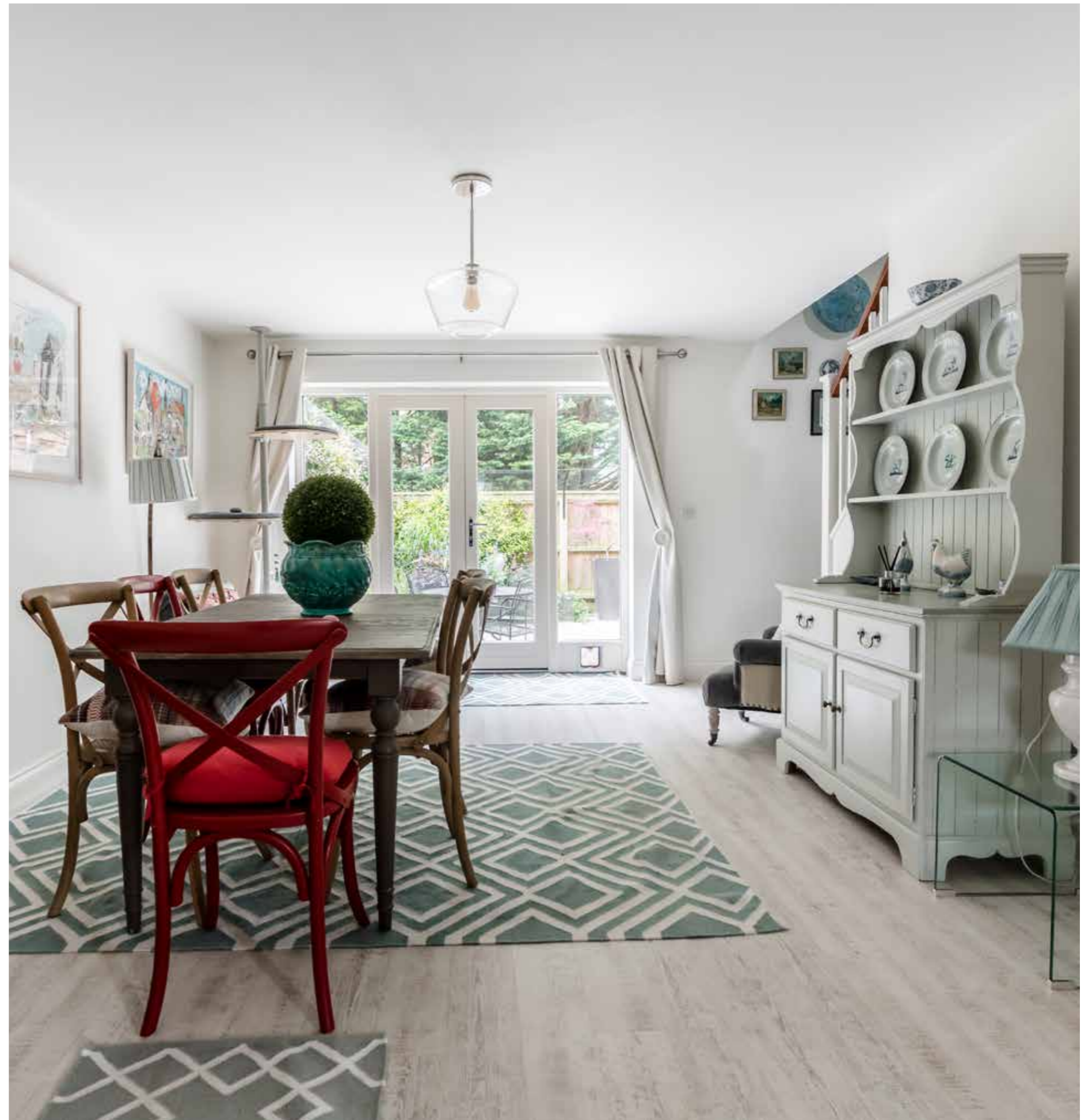
Dual-Aspect Living Area

Quiet Location Close to Amenities

Built Approximately 2017

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This surprisingly spacious three-bedroom semi-detached property offers comfortable and flexible living and is nestled away in a private location, but close to local shops and the lovely beaches. The current owner has made the property feel warm and welcoming by decorating throughout, and has added touches to the property that make it feel like a home to be proud of.

The ground floor features a convenient cloakroom and a well-equipped kitchen/ breakfast room. The dual-aspect living area, with views of the rear garden, is enhanced by a thoughtfully added room divider, creating a cosy snug perfect for winter months.

Upstairs, the principal bedroom boasts a brand new en-suite bathroom, adding a touch of modern luxury. The second and third bedrooms offer ample space for guests or family members.

The outdoor space has been transformed into a private retreat by the current owner, providing an ideal spot to relax. The garden wraps around to the side of the property, where you will find two practical sheds offering additional storage.

There is off-street parking as well as visitor parking and the option to add a further off-street parking space if needed.

Living here combines comfort with practicality, making it a delightful home for families or professionals seeking a blend of space, privacy, and modern amenities.



I'd describe my house as comfortable and easy to live in.





First Floor  
Approximate Floor Area  
508 sq. ft  
(47.15 sq. m)



Ground Floor  
Approximate Floor Area  
601 sq. ft  
(55.88 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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# Heacham

A BEAUTIFUL ARRIVAL TO A LOVELY VILLAGE

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



"I've loved living in such a quiet location, in close proximity to the lovely North Norfolk coast and all that it offers."



### SERVICES CONNECTED

Mains water, electricity and drainage. Electric air source heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

B. Ref: 9152-3848-7892-9903-1175

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: ///intricate.flickers.hairpin

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1989 —

 East Anglian  
Air Ambulance

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