



THE STORY OF

23 South Moor Drive

Heacham, Norfolk

SOWERBYS



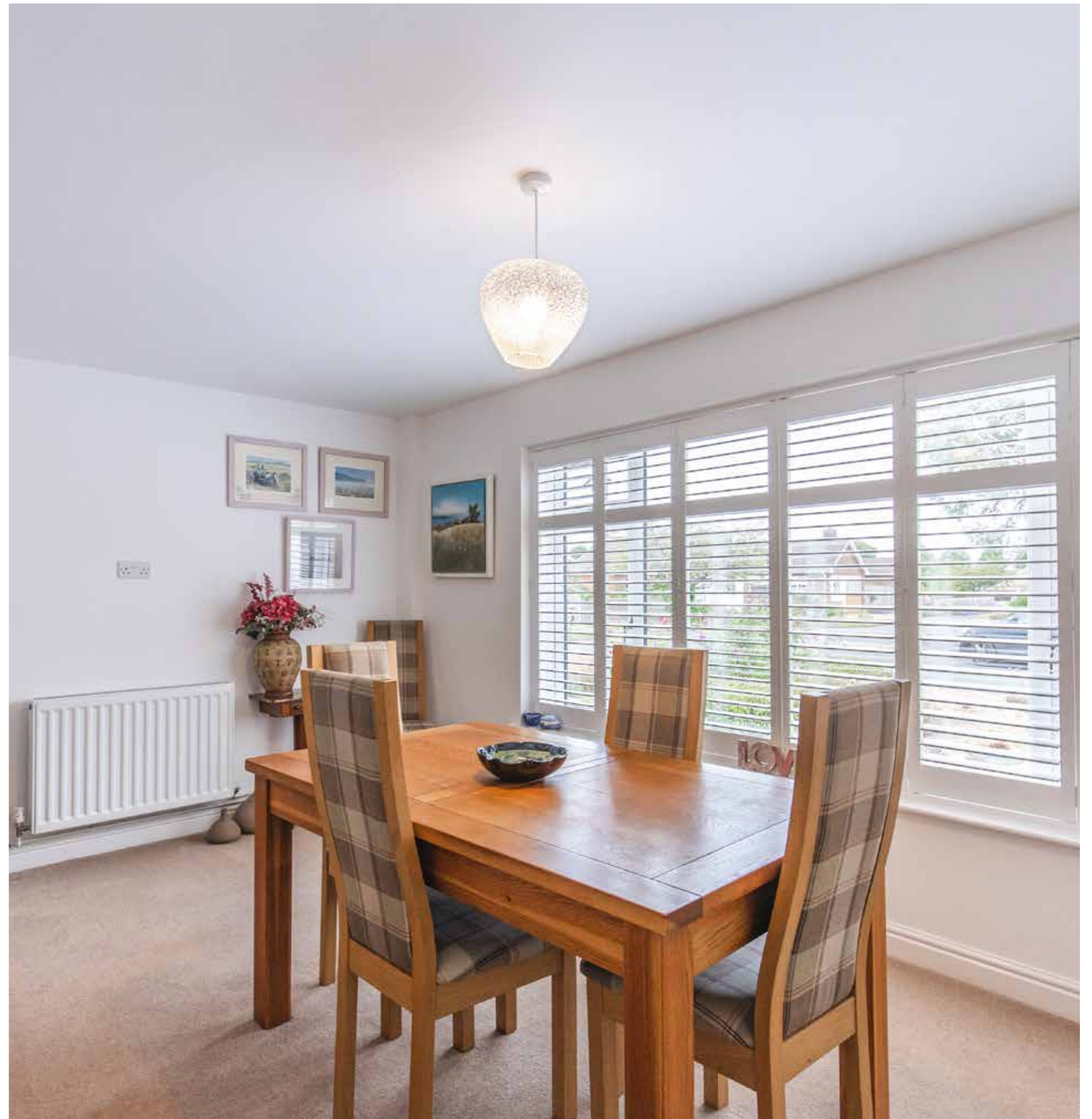
THE STORY OF

23 South Moor Drive

Heacham, Norfolk
PE31 7BW

- Detached Property
 - Kitchen/Breakfast Room
 - Sitting Room
 - Dining Room
 - Three Bedrooms
 - Family Bathroom
 - Separate En-Suite
 - Additional WC
 - Driveway
 - Attractive Garden
-

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Welcome to this exquisite detached bungalow, a gem nestled within a serene and quiet estate, modernised by the current owner. This home seamlessly blends contemporary comforts with classic charm.

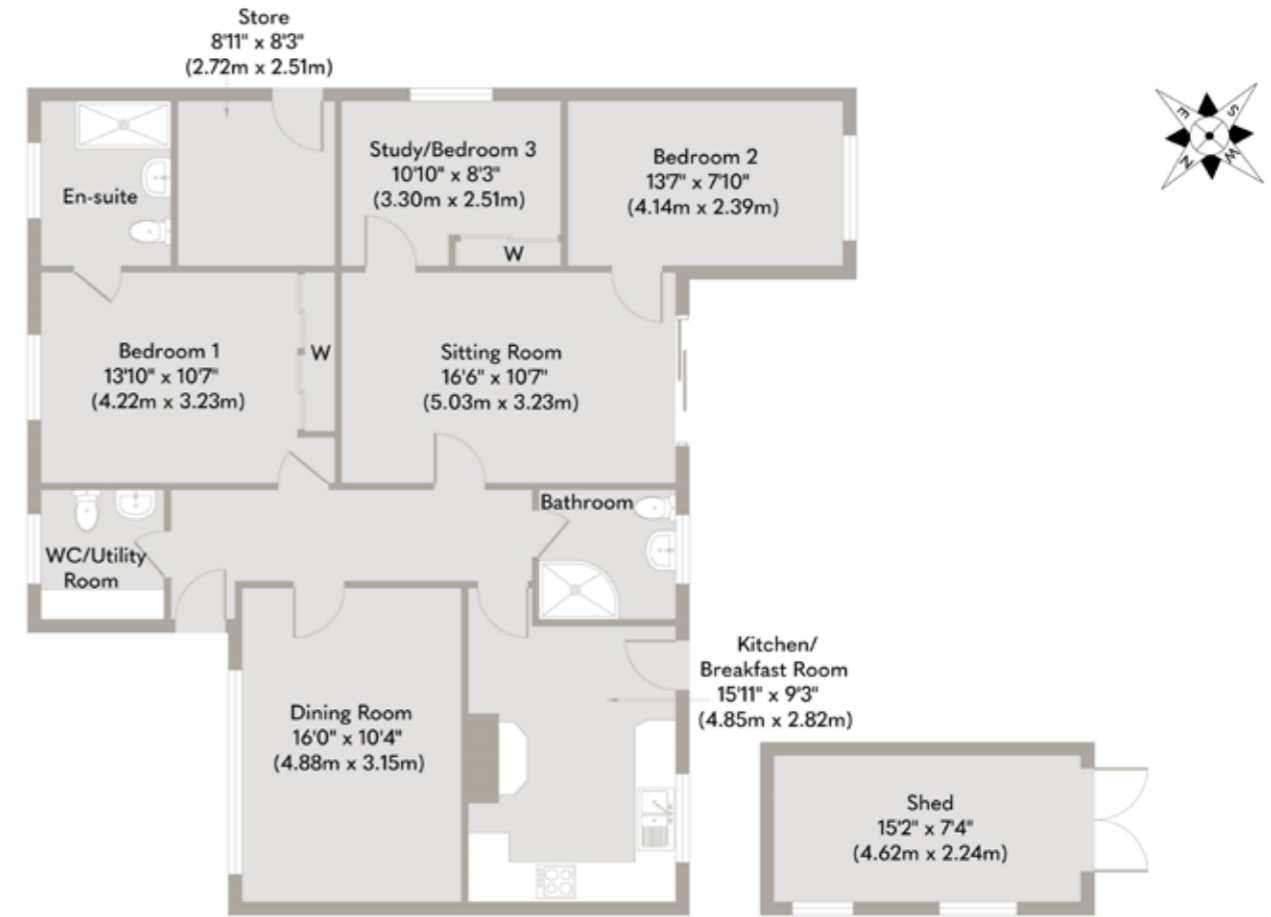
As you step inside, you are greeted by a kitchen/breakfast room. This well-appointed area offers an inviting space that effortlessly becomes the heart of the home. The additional lounge and dining room provide ample space for entertaining guests, hosting family gatherings, or simply enjoying a quiet evening at home. These rooms boast a warm and welcoming ambiance, making them ideal for both festive celebrations and relaxing downtime.

The bungalow features three bedrooms, each designed to provide a peaceful haven for rest and rejuvenation. The principal bedroom comes complete with an en-suite, offering a private sanctuary where you can unwind in comfort. A family bathroom and an additional W.C. ensure that convenience and functionality are at the forefront of this home's design.

Outside, a well-maintained driveway offers ample parking space, while the attractive gardens surround the home with a lush array of mature plants, shrubs, and trees. These outdoor spaces are perfect for gardening enthusiasts, or for those who simply enjoy relaxing in a beautiful, natural setting. The gardens provide a tranquil backdrop for outdoor dining, summer barbecues, or quiet moments spent reading a book.

Living in this detached bungalow offers more than just a home; it promises a lifestyle. The quiet estate ensures a peaceful atmosphere, while the modernised interior provides all the comforts of contemporary living. Whether you're hosting lively gatherings or enjoying serene solitude, this home caters to all your needs and desires.





Floor Plan
 Approximate Floor Area 1186 sq ft / (110.19 sq.m)
Outbuilding
 Outbuilding Approximate Floor Area 111 sq ft / (10.33 sq.m)
 Approx. Gross Internal Floor Area 1297 sq.ft (120.52 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-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



Rear garden.

“This home seamlessly blends contemporary comforts with classic charm.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 6234-6120-1409-0058-3292

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: ///musically.hardly.humble

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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