



THE STORY OF

50 Broadway

Heacham, Norfolk

SOWERBYS



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Heacham, Norfolk
PE31 7JJ

Detached Bungalow
on Generous Plot

Sitting Room, Kitchen/
Dining Room and Sun Room

Three Bedrooms

Family Bathroom and
Additional WC

Attractive Gardens

Large Double Garage with
Extended Workshop

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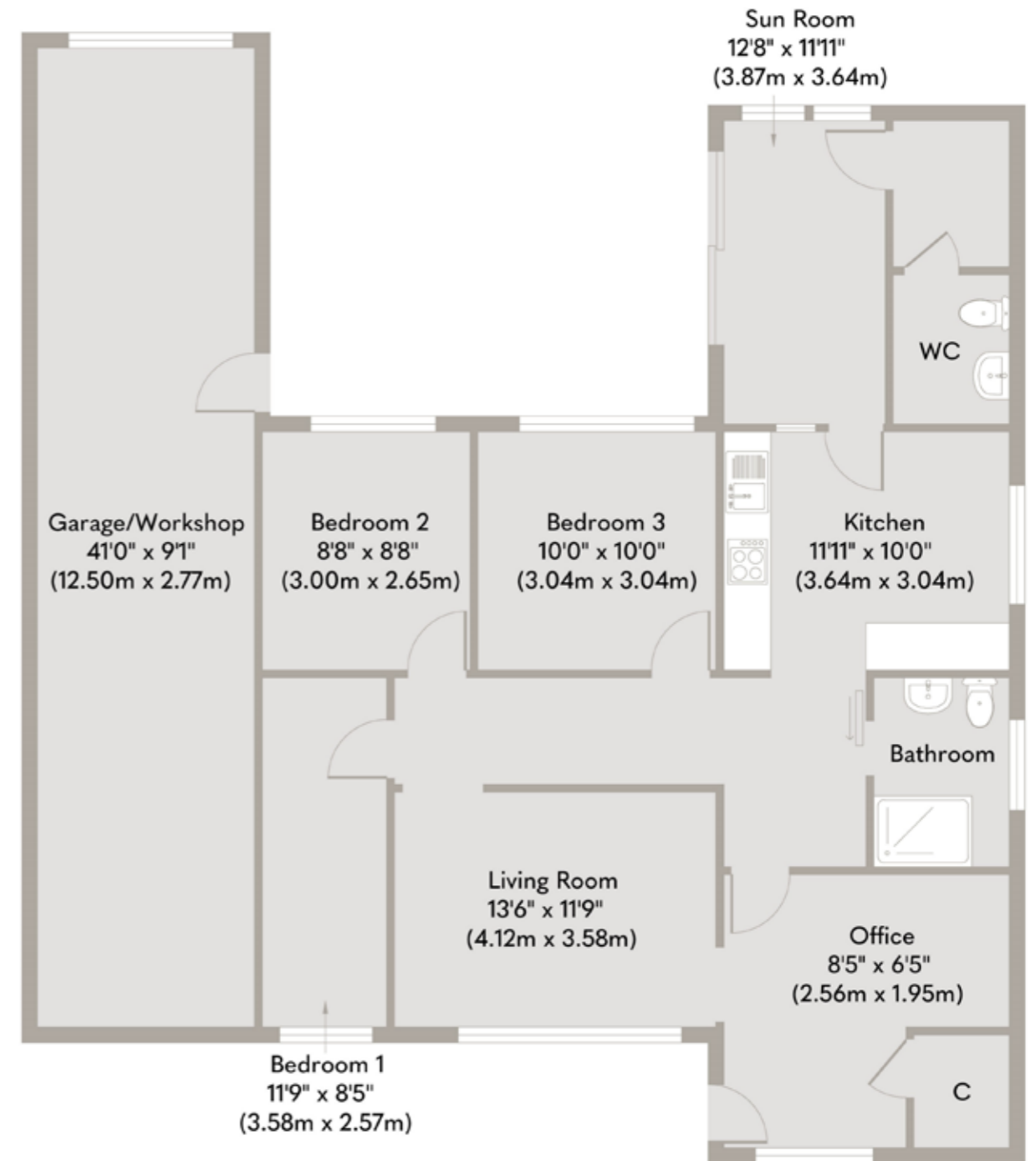
Welcome to this charming, detached bungalow, nestled on one of the most sought-after roads in the village. This delightful home boasts a spacious and airy sitting room, perfect for relaxing with family or entertaining guests. The modern kitchen/dining room, equipped with contemporary appliances, opens seamlessly into the garden room, where you can enjoy serene views of the beautifully landscaped rear garden.

The property features three well-proportioned bedrooms, ideal for a growing family or accommodating visitors. The family bathroom is tastefully appointed, and the additional W.C. provides that essential second toilet, ensuring convenience and comfort for all. Additionally, there is a large loft which is partially floored and has a fitted extendable ladder for easy access.

Externally, the bungalow offers a practical driveway leading to a large double garage with a fully equipped workshop, providing ample parking space and storage. The garage also features a remote controlled roller door.

The rear garden is a true haven, fully enclosed for privacy and safety, with a lush lawn and inviting patio area, perfect for outdoor dining and summer barbecues. Discover the enchanting secret garden, a dedicated vegetable area cultivated by the current owners, where you can indulge in your green thumb and grow your own produce.





Floor Plan Area 995 sq.ft (92.48 sq.m)(Excluding Garage)
Garage Approx Floor Area 373 sq.ft (34.62 sq.m)
Approx. Gross Internal Floor Area 1368 sq.ft (127.10 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.

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. Retirees generally become keen birdwatchers, with Heacham South Beach providing an easy walk to the birdwatcher's paradise of Snettisham and the internationally renowned Snettisham Spectacular of migrating birds. 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.

Heacham is home to Moulham and Horn, which can supply all your gardening needs, while the lavender fields dispense far more than plants, offering a great café and outstanding gourmet deli, butchers, and greengrocers



Note from Sowerbys



Rear garden.

“The rear garden is a true haven, fully enclosed for privacy and safety, with a lush lawn and inviting patio area.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref: 0380-2920-9430-2574-0035

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: ///pegs.modern.steeped

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SOWERBYS

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