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THE STORY OF

# 31 College Drive

*Heacham, Norfolk*

SOWERBYS



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# 31 College Drive

Heacham, Norfolk  
PE31 7BY

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Family Home

Versatile Accommodation

Conservatory

Sitting Room

Snug/Bedroom Four

Three First-Floor Bedrooms

Two Bathrooms

Enclosed Rear Garden

Ample Parking

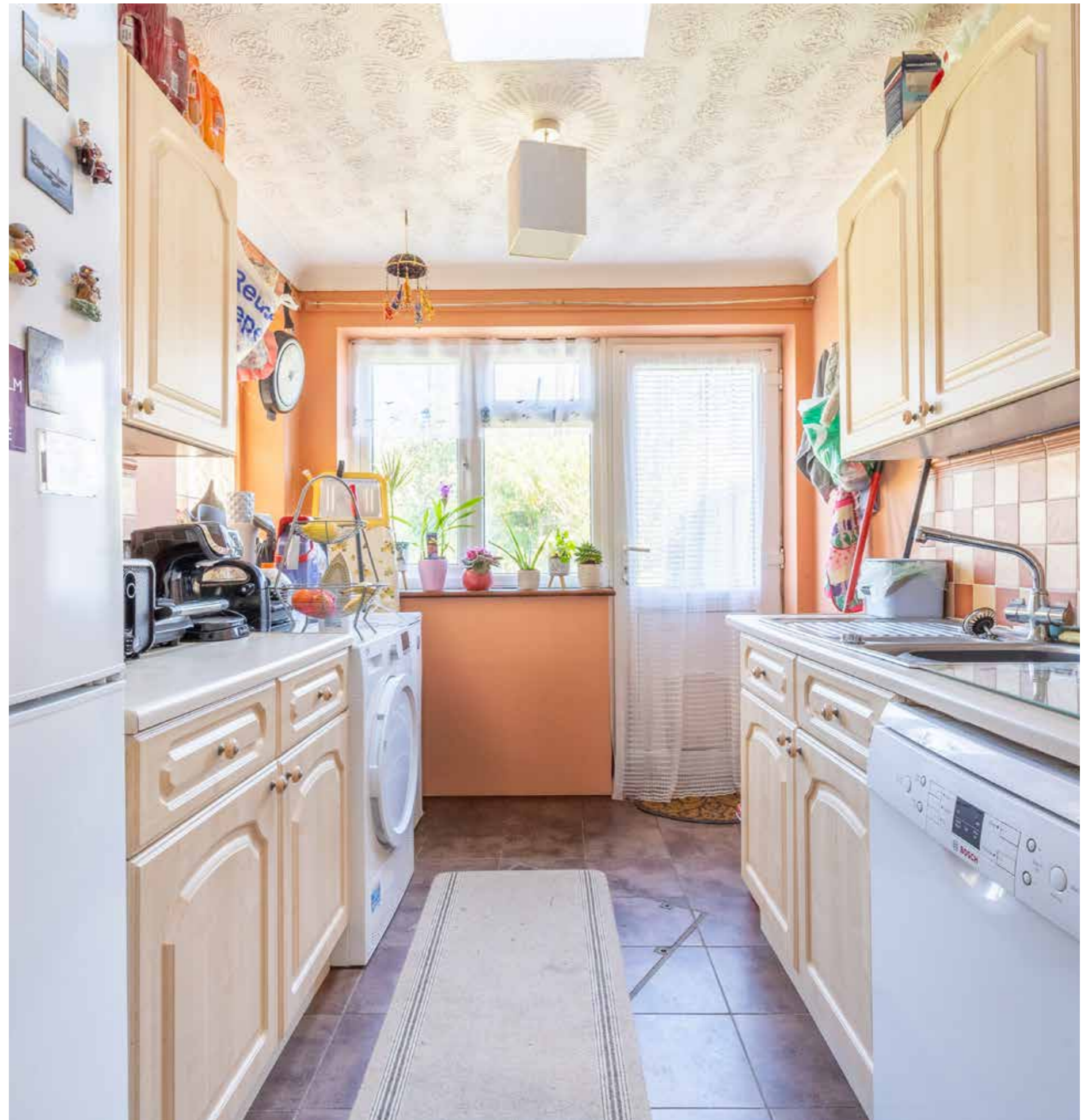
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**SOWERBYS HUNSTANTON OFFICE**

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Welcome to this delightful and spacious family home, ideally situated just a short stroll from both the charming village center and the tranquil beach. This versatile property has been thoughtfully extended to offer flexible living spaces on the ground floor, making it perfect for a growing family.

As you step inside, you're greeted by a warm and inviting sitting room, ideal for relaxing with loved ones. The adjacent kitchen is well-proportioned and offers ample space for culinary creations, flowing seamlessly into a bright and airy conservatory. This sunlit space is perfect for morning coffees or family meals while enjoying views of the garden. The ground floor also features a modern family bathroom and a second reception room, which could easily serve as a fourth bedroom, playroom, or home office, depending on your needs.

Upstairs, you'll find three bedrooms, each filled with natural light and offering a peaceful retreat at the end of the day. The second family bathroom on this floor ensures convenience for all members of the household.

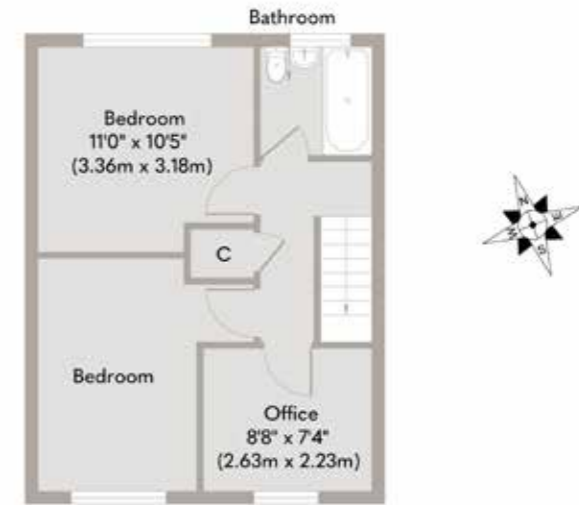
Outside, the property boasts ample parking, making it convenient for multiple vehicles. The enclosed rear garden is primarily laid to lawn, providing a safe and secure environment for children to play or for hosting summer barbecues with friends and family.

This home offers a wonderful opportunity to create your dream living space. Its versatile layout allows you to put your own stamp on the property, making it truly your own. Whether you're looking for a peaceful retreat close to the sea or a lively home base within walking distance of village amenities, this property has the potential to cater to all your family's needs.



This home offers a wonderful opportunity to create your dream living space.





**First Floor**  
Approximate Floor Area  
389 sq. ft  
(36.10 sq. m)



**Garage**  
Approximate Floor Area  
146 sq. ft  
(13.59 sq. m)

**Ground Floor**  
Approximate Floor Area  
897 sq. ft  
(83.36 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*



“Welcome to this delightful and spacious family home, ideally situated just a short stroll from both the charming village center and the tranquil beach.



## SERVICES CONNECTED

Mains water, electricity, gas and drainage.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

C. Ref: 2210-0021-7000-0920-9276

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: ///glance.device.filed

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

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 1983 —

 East Anglian  
Air Ambulance

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