

A photograph of a single-story brick house with a red tiled roof. The house has a gabled front and a large window with black frames. A gravel driveway leads to the house, and a small table and chairs are visible on the left. A dark grey shed is on the right. The sky is blue with white clouds.

THE STORY OF

16 Blatchford Way

Heacham, Norfolk

SOWERBYS



THE STORY OF

16 Blatchford Way

Heacham, Norfolk
PE31 7TH

Three Bedroom Extended Bungalow

En-Suite and Family Bathroom

Large Extended Lounge/Dining Room

South-Facing Rear Garden

Solar Panels

Newly Installed Kitchen

Private Location

Close Proximity to Beach and Amenities

New Patio

SOWERBYS HUNSTANTON OFFICE

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This beautifully extended three-bedroom detached bungalow offers a private and peaceful setting, just a short walk from stunning sunsets, the beach, and local amenities.

Thoughtfully updated throughout, this home now features modern comforts such as new windows, a new gas boiler, an updated family shower room, en-suite, and a stylish kitchen/breakfast room - complete with a pantry cupboard.

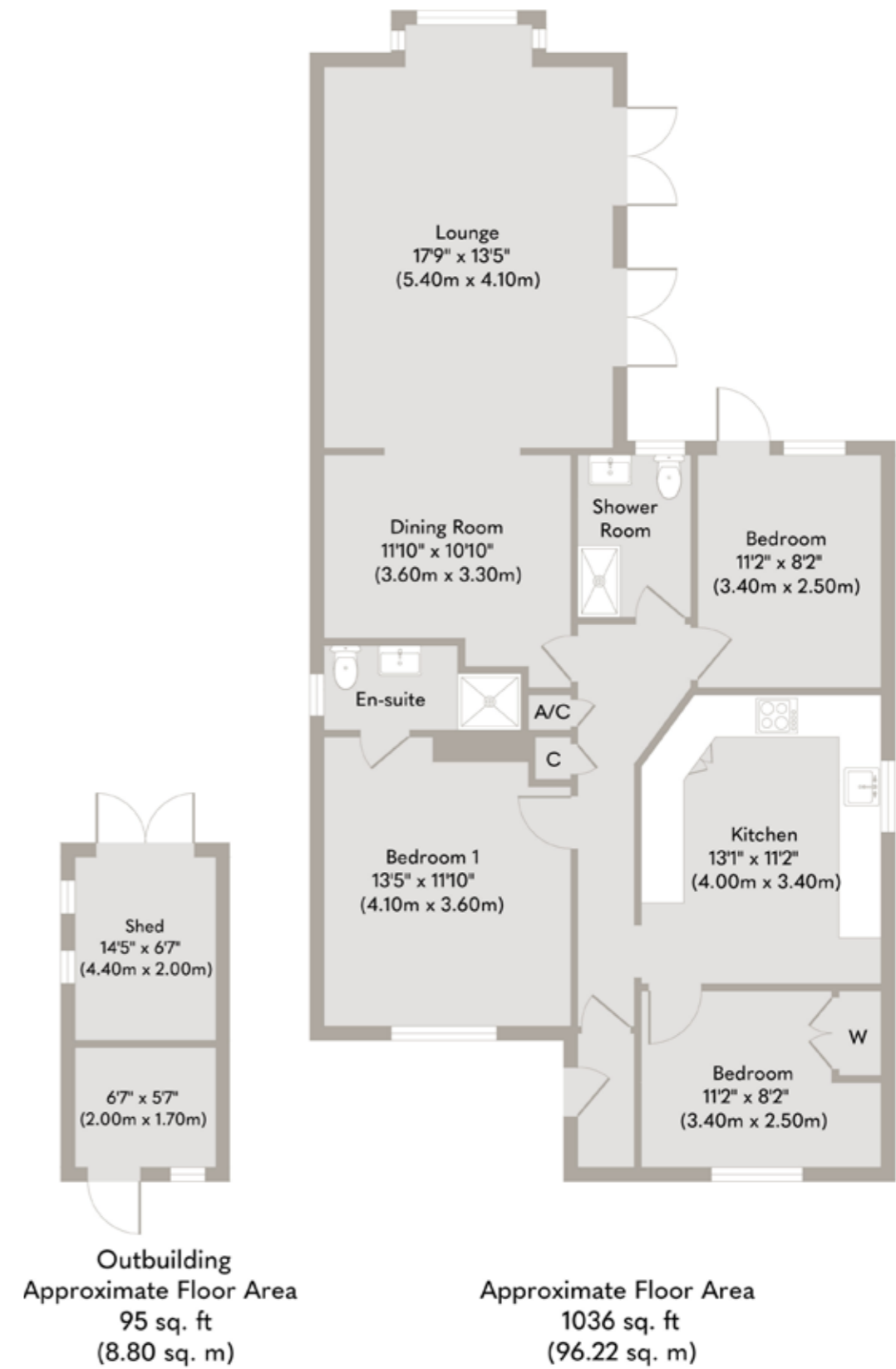
The spacious lounge has been extended to create an inviting lounge/dining room, ideal for family gatherings or quiet evenings at home. Two sets of double doors open onto a newly laid patio, perfectly positioned to soak up the south-facing sun, creating a wonderful indoor-outdoor flow which makes summer entertaining a delight.

The property includes a generously sized principal bedroom with an en-suite, two additional bedrooms, with one making an idea dining area or office, and the other opening up onto the patio. A modern shower room completes the accommodation.

Outside, the shingle driveway provides ample parking space, and the garden offers a low-maintenance retreat with plenty of room to relax and enjoy the sunshine.

A life here means you may enjoy the best of seaside living, with the luxury of a quiet and thoughtfully updated home just moments from the beach...





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



“The newly laid patio really makes the garden feel like the perfect spot to relax...”



SERVICES CONNECTED

Mains water, electricity, gas, and drainage. Gas-fired central heating. Solar panels.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0390-2093-6030-2429-1875

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: ///recruited.depending.dugouts

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SOWERBYS

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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Air Ambulance

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