



THE STORY OF

38 Rolfe Crescent

Heacham, Norfolk

SOWERBYS



THE STORY OF

38 Rolfe Crescent

Heacham, Norfolk
PE31 7SF

No Onward Chain

Beautifully Renovated and Extended

Three Double Bedrooms

Family Bathroom and En-Suite

Close Proximity to Amenities

West Facing Rear Garden

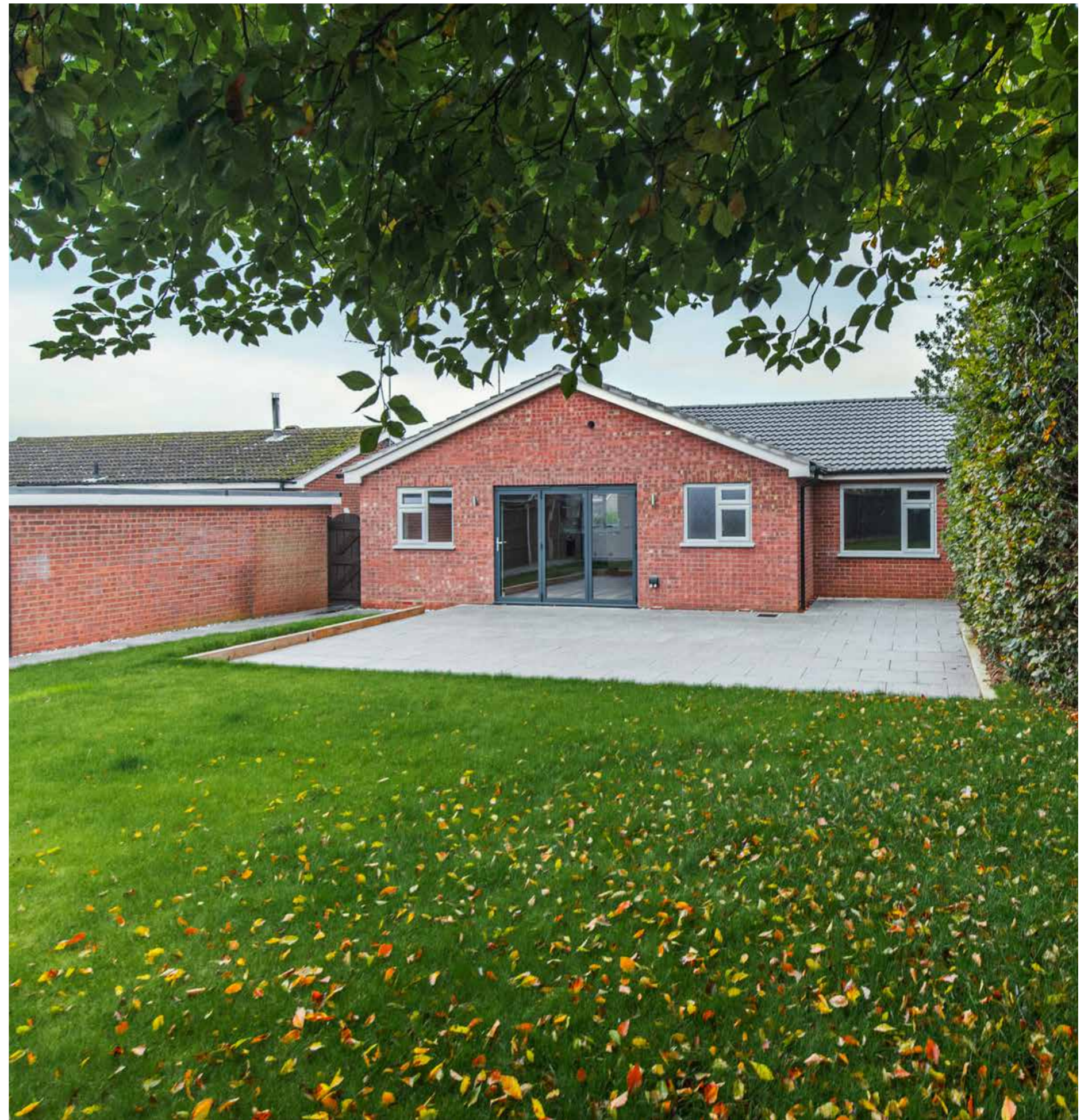
Off-Street Parking

Easy Access to North Norfolk Coast

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com





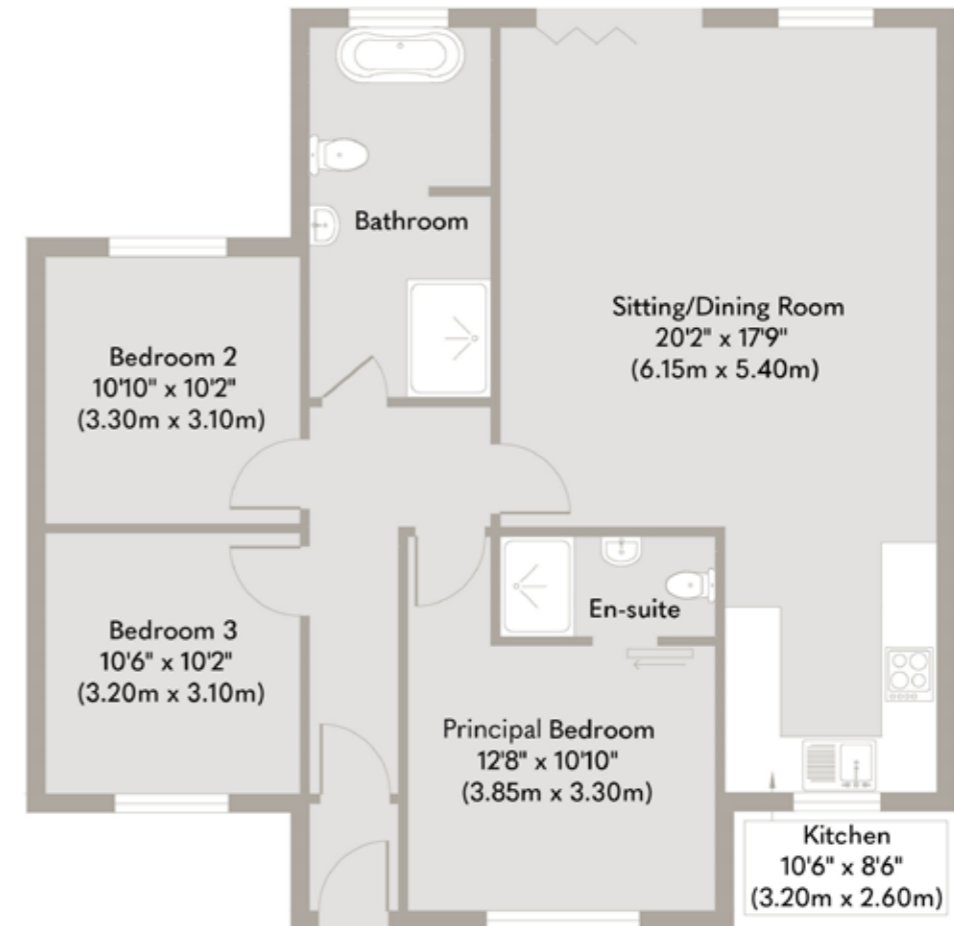
Fully renovated and extended, 38 Rolfe Crescent is a three bedroom detached bungalow, located in a popular coastal village. It offers a move-in-ready home with no onward chain. Perfectly positioned within walking distance of local amenities such as shops, the high street, nearby bus stop and the beautiful sunset beach, the property provides both convenience and a relaxed coastal lifestyle.

The standout feature is the impressive open-plan kitchen, dining, and living area - a spacious hub of the home. Bi-fold doors open directly onto the sunny west-facing rear patio and garden, creating a seamless indoor-outdoor flow that is ideal for entertaining or simply enjoying the warmth of the afternoon sun.

Inside, the bungalow offers three well-sized bedrooms, each providing comfort and flexibility. The family bathroom includes a separate shower, while the principal bedroom benefits from its own en-suite for added privacy and convenience.

To the front, a brick-weave driveway provides off-street parking. The west-facing garden at the rear is perfect for soaking up the sun or enjoying outdoor meals in a peaceful setting. This bungalow offers modern living in a fantastic location, with the bonus of being just a short stroll from everything the village has to offer and with easy access to the rest of the beautiful North Norfolk coast.





Approximate Floor Area
 830 sq. ft
 (77.11 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.

Copyright V360 Ltd 2024 | www.houseviz.com

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 Sowerbys



Heacham Beach

“Stroll down to the beach to watch as the sun sets over the sea, casting a warm glow over the sand...”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 5700-4278-0022-8325-3443

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: ///passing.nightfall.hiring

AGENT'S NOTE

Some interior images have been virtually staged.

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

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

