



THE STORY OF

33 Neville Road

Heacham, Norfolk

SOWERBYS



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33 Neville Road

Heacham, Norfolk
PE31 7HB

Detached Chalet Bungalow

Sitting Room

Dining Room

Modern Kitchen

Utility Room

Three Bedrooms

Family Bathroom

Large Garden

Spacious Garage

No Upward Chain

SOWERBYS HUNSTANTON OFFICE

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Situated just minutes from the heart of the village and within walking distance of the beach, this delightful non-estate chalet bungalow offers a wonderful blend of comfort and convenience.

The property boasts a formal sitting room, perfect for relaxing, along with a separate dining room which is ideal for entertaining family and friends. The modern kitchen is well-appointed, complemented by a useful utility room. The ground floor features two well-proportioned bedrooms and a family bathroom, with the first floor hosts a spacious third bedroom.

Outside, the property benefits from a charming front garden and a generously sized rear garden, providing plenty of space for outdoor enjoyment. A large garage adds excellent storage or workshop potential.

This Neville Road property is a fantastic opportunity to secure a well-located and versatile home – with its wonderful appeal, early viewing is highly recommended.

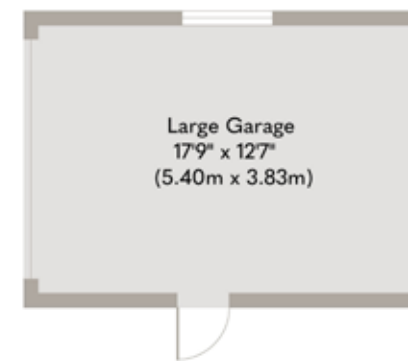


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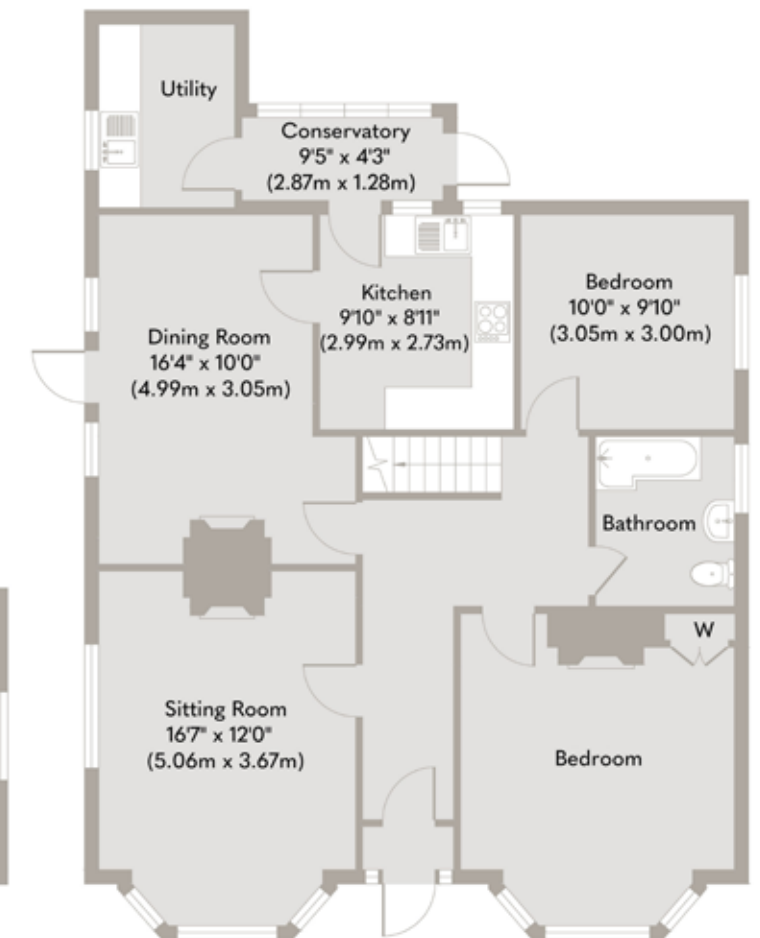




First Floor
Approximate Floor Area
161 sq. ft
(14.96 sq. m)



Garage
Approximate Floor Area
223 sq. ft
(20.70 sq. m)



Ground Floor
Approximate Floor Area
1,055 sq. ft
(98.00 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



“The added bonus of the garage really adds to the versatility of this home.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 9828-9073-7286-7600-4274

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: ///grumbling.cheeses.blissful

AGENT'S NOTE

Planning permission has been obtained for a large scale remodel of the property.
Speak to branch to find out more information.

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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