



INTRODUCING

39 Church Lane

Heacham, Norfolk

SOWERBYS



THE STORY OF

39 Church Lane

Heacham, Norfolk
PE31 7HN

Detached Family Home on a Generous Corner Plot

Four Bedrooms

Spacious Sitting/Dining Room

Separate Entrance Dining Room/Home Office

Kitchen/Dining Area with Adjoining Large Utility Room

Double Driveway and Double Garage

Gardens Surrounding the Property Offering Privacy and Space

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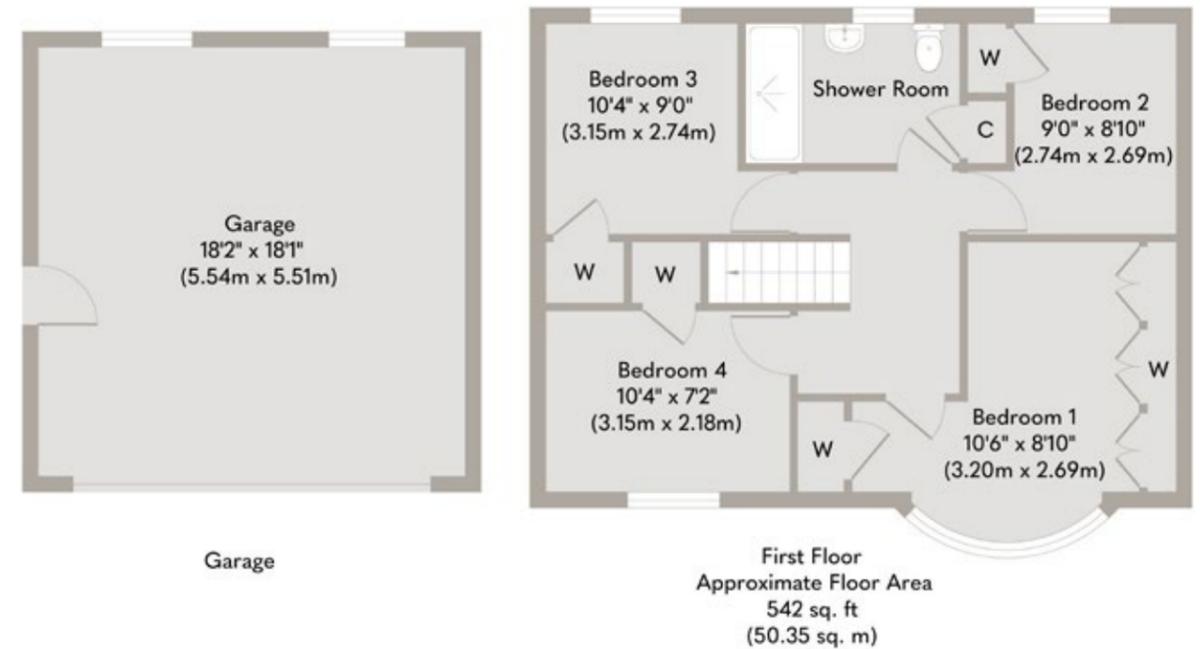
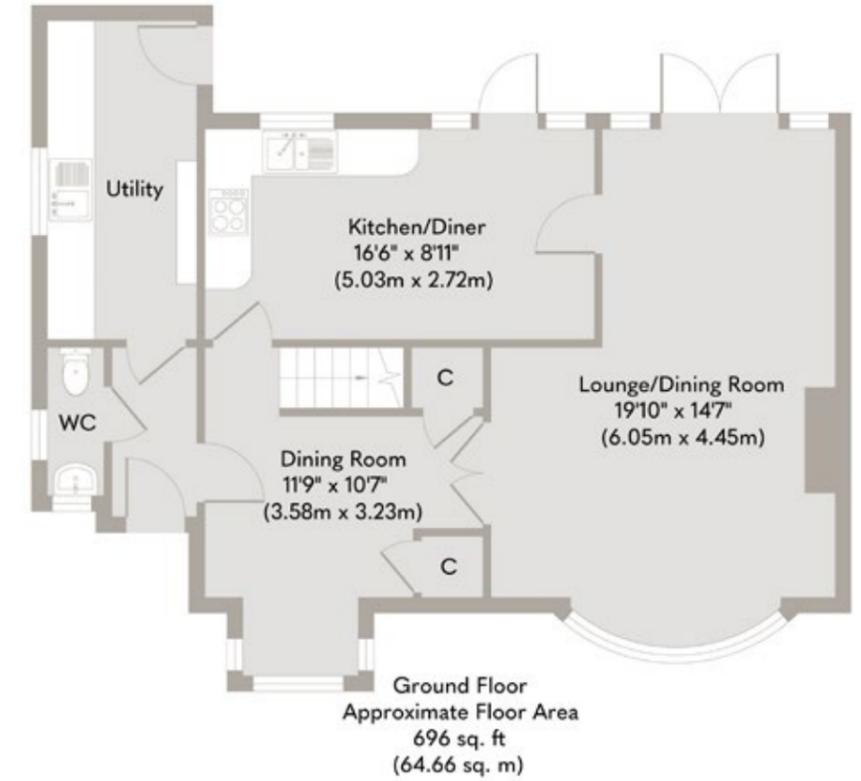
Occupying a generous corner plot within the ever-popular coastal village of Heacham, this detached home offers the kind of space and flexibility that suits both growing families and those seeking a comfortable retreat by the sea. With beaches close by and the vibrant seaside town of Hunstanton just along the coast, the setting is as practical as it is appealing.

Inside, the accommodation is thoughtfully arranged and wonderfully adaptable. A spacious lounge/dining room provides the heart of the home - a welcoming space for everyday living and larger gatherings alike - while a separate entrance dining room offers options for more formal entertaining, a playroom or even a home office. The kitchen/diner is perfectly positioned for family life, complemented by a utility room and ground floor cloakroom to keep things running smoothly.

Upstairs, four well-proportioned bedrooms offer comfortable accommodation, served by a modern shower room. Each room enjoys a pleasant outlook, reinforcing the sense of light and space throughout.

Outside, gardens wrap around the property, creating a feeling of openness and privacy rarely found in village settings. A double driveway and double garage provide excellent parking and storage, adding further practicality to this well-rounded home.





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 Sowerbys



“Plenty of outdoor space to relax, play and entertain.”



SERVICES CONNECTED

Mains water, electricity and drainage. Warm air heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

F. Ref1;- 0310-2596-1590-2326-8881

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: ///daytime.heartache.line

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SOWERBYS

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