

SOWERBYS

Norfolk Property Specialists



41 Broadway

Heacham, Norfolk, PE31 7JJ

Asking Price of £475,000



Viewing by appointment with our
Hunstanton Office 01485 533666 or hunstanton@sowerbys.com



41 BROADWAY

This four bedroom family home is situated in one of the village's most popular roads, being only a short distance from the golden sandy beach and just a short walk into the village centre, with a good selection of shops as well as bus routes to both King's Lynn and along the coast. The current owners have enjoyed and lovingly cared for this property, which benefits from having a good sized living room with feature fire surround, separate study/office which is now essential in most modern family homes, an open plan kitchen/dining room across the rear of the property leading into the conservatory with fantastic views over the garden, as well as a separate utility room and WC. On the first floor there are four bedrooms, with the one to the rear having an en-suite shower room, and a good sized family bathroom. Outside is where this property really comes into its own. To the front there is a gravelled driveway with ample parking space for several vehicles and a gateway to the side leading to the rear. The rear garden features an attractive patio area and a separate seating area to the side, making the most of the afternoon sun. The garden is mainly lawned with a good selection of mature shrubs and trees which have been thoughtfully planted to provide both bright sunny areas as well as secluded shady areas. There is also a summerhouse, garden shed, greenhouse and a brick built garage for storage.



KEY FEATURES

- Four Bedroom Detached Family Home
- Attractive Kitchen/Dining Room
- Conservatory
- Separate Office
- Utility Room
- Family Bathroom, En-Suite and Separate WC
- Impressive Garden
- Ample Off Road Parking Space
- Sought After Village Location

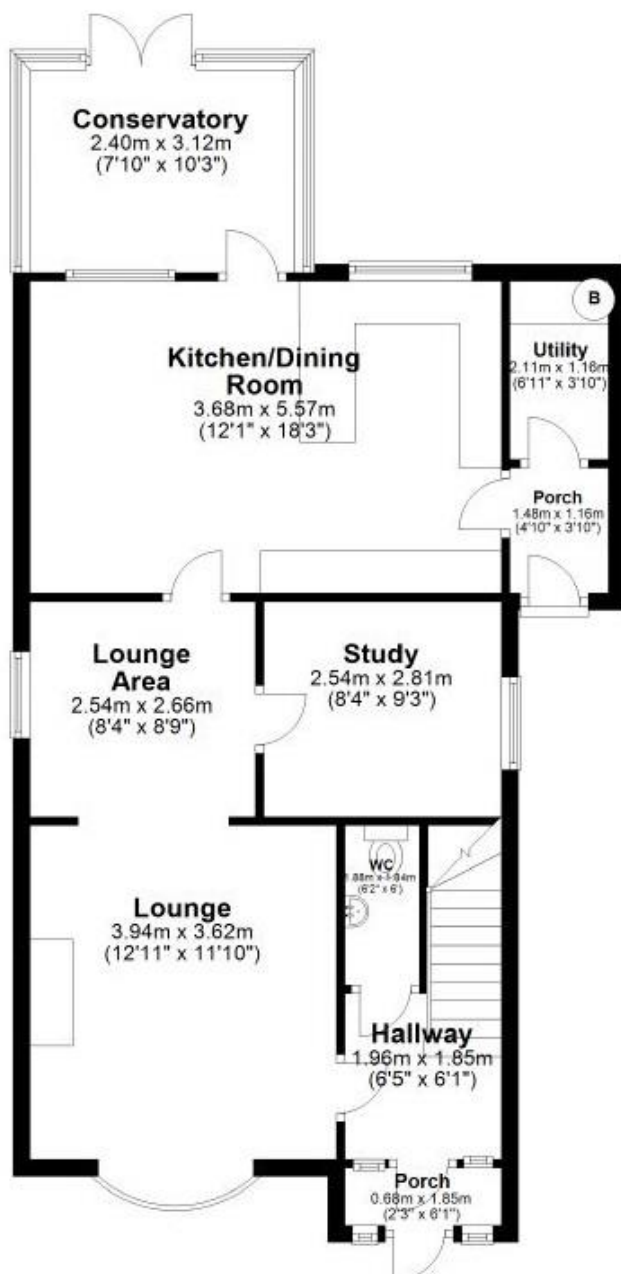






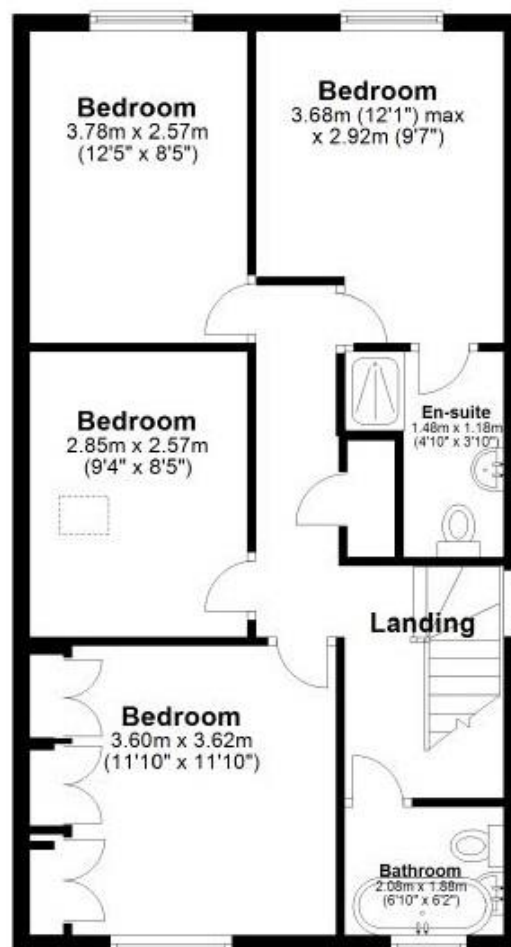
Ground Floor

Approx. 73.7 sq. metres (792.9 sq. feet)



First Floor

Approx. 59.4 sq. metres (639.9 sq. feet)



Total area: approx. 133.1 sq. metres (1432.7 sq. feet)

HEACHAM

Heacham is a popular, thriving, coastal village, located on the A149, 2 miles south from the seaside resort of Hunstanton. The village has a wide range of shops including two supermarkets. There are two beaches which enjoy stunning sunsets, primary and junior schools, a pub called the West Norfolk with adjoining butchers and the Heacham Manor Hotel and Restaurant with an 18 hole golf course. There is an annual carnival, fete and many activities through local clubs and groups including the Sports and Social club. Norfolk Lavender, England's premier lavender farm is also close by which has a plant centre, restaurant, children's indoor play area and farm, interior/gift shop and farm shop, selling local food direct from producers. The village is served by regular transport links to Hunstanton and the popular town of King's Lynn, both offering a wider range of amenities, whilst King's Lynn has direct rail links to London King's Cross via Cambridge. There are many walks close by and two RSPB bird reserves within easy reach at Titchwell and Snettisham.

SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 2847-1195-1728-1531-2081

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.

DIRECTIONS

Travelling towards Heacham on the main A149 road from King's Lynn, bear left at the Snettisham roundabout and then take the second turning into Heacham, into Broadway. The property can be found on the left hand side.

**Viewing by appointment with our Hunstanton Office:
54 Westgate, Hunstanton, Norfolk, PE36 5EL
01485 533666 • hunstanton@sowerbys.com**



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.

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