

An aerial photograph of a large estate. In the center, there is a large brick house with a prominent greenhouse. To the right of the house is a tennis court. A paved driveway curves around the bottom right of the property, with several cars parked. The estate is surrounded by dense green trees and a large lawn. In the background, there are more open fields and a fence.

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THE STORY OF

The Coppice

Heacham, Norfolk

SOWERBYS

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THE STORY OF

The Coppice

55 Lynn Road, Heacham, Norfolk
57 Lynn Road, Heacham, Norfolk
PE31 7JQ

Two Detached Dwellings

Three Bedroom Detached Bungalow

Two Bedroom Detached Bungalow
of Timber Construction

Plot of Approx 6.5 Acres (STMS)

Living Room with Log Burner

Conservatory Overlooking the Garden

Freehold Plot

Plethora of Potential

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“An ideal opportunity
for a growing family.”

Sitting in the picturesque coastal village of Heacham is this rare opportunity to purchase a family home sitting in approximately 6.5 acres (STMS). Within the plot is a second dwelling of timber construction.

The main property, 55 Lynn Road, is a spacious, detached bungalow. The good-size living room is flooded with natural light, double doors lead into a modern conservatory overlooking the rear garden. The modern kitchen/diner also enjoys

garden views and benefits from access to the utility room and an external door to the garden.

There are three double bedrooms, one boasting triple aspect views, and a large family bathroom.

Outside the property sits in formal gardens of approximately 1.5 acres (STMS). The property offers huge potential for a growing family to extend subject to the normal planning permissions.







Number 57 is the older of the two existing bungalows and is of timber construction. Having been extended over the years, it now offers a conservatory off the living room, two bedrooms, one of which boasts a dressing room, and a family bathroom.

Outside, the property sits within its own gardens and land of approximately 1 acre (STMS).

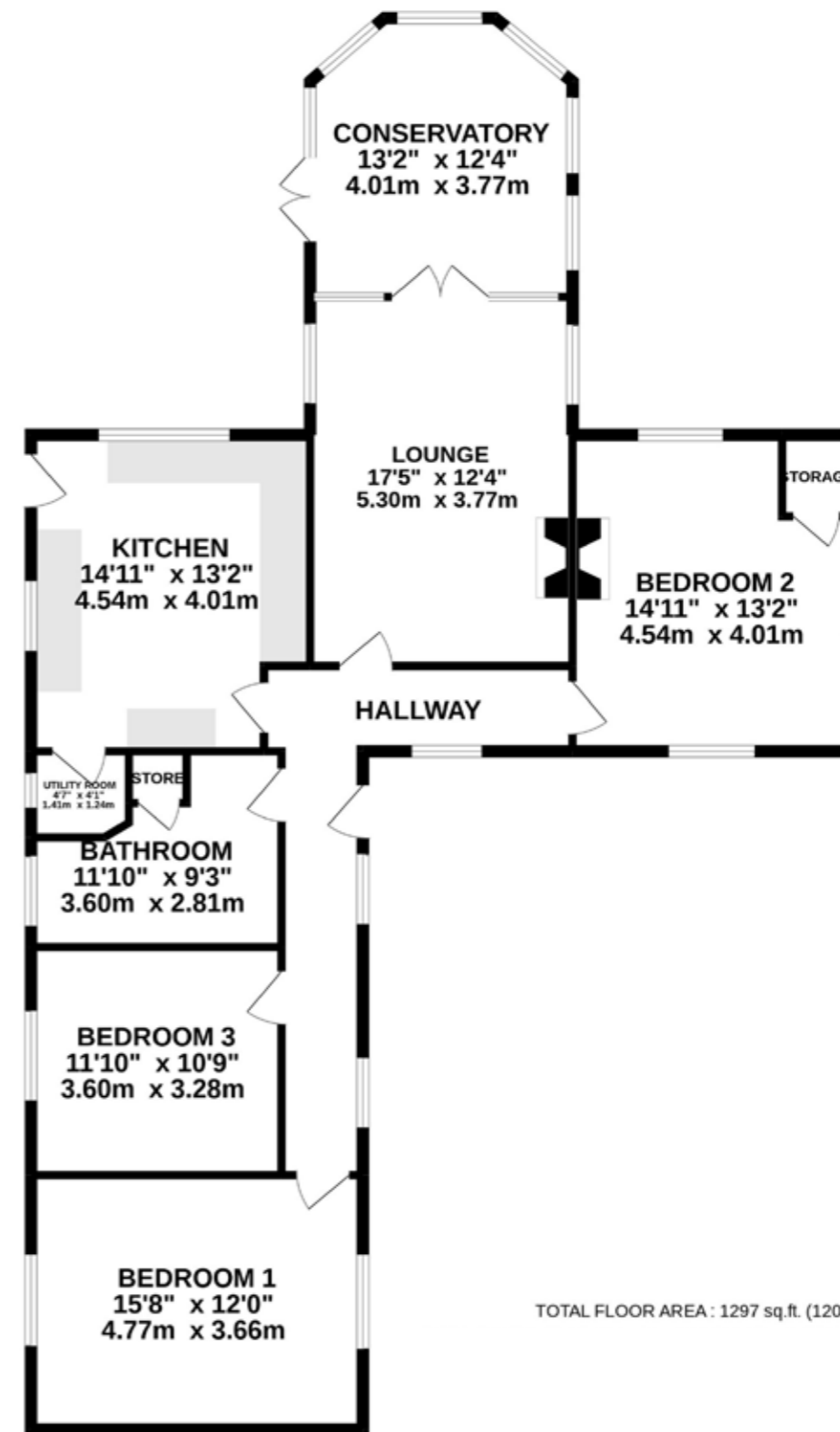




The Coppice, 55 Lynn Road



GROUND FLOOR
1297 sq.ft. (120.5 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 sq.m.) approx.

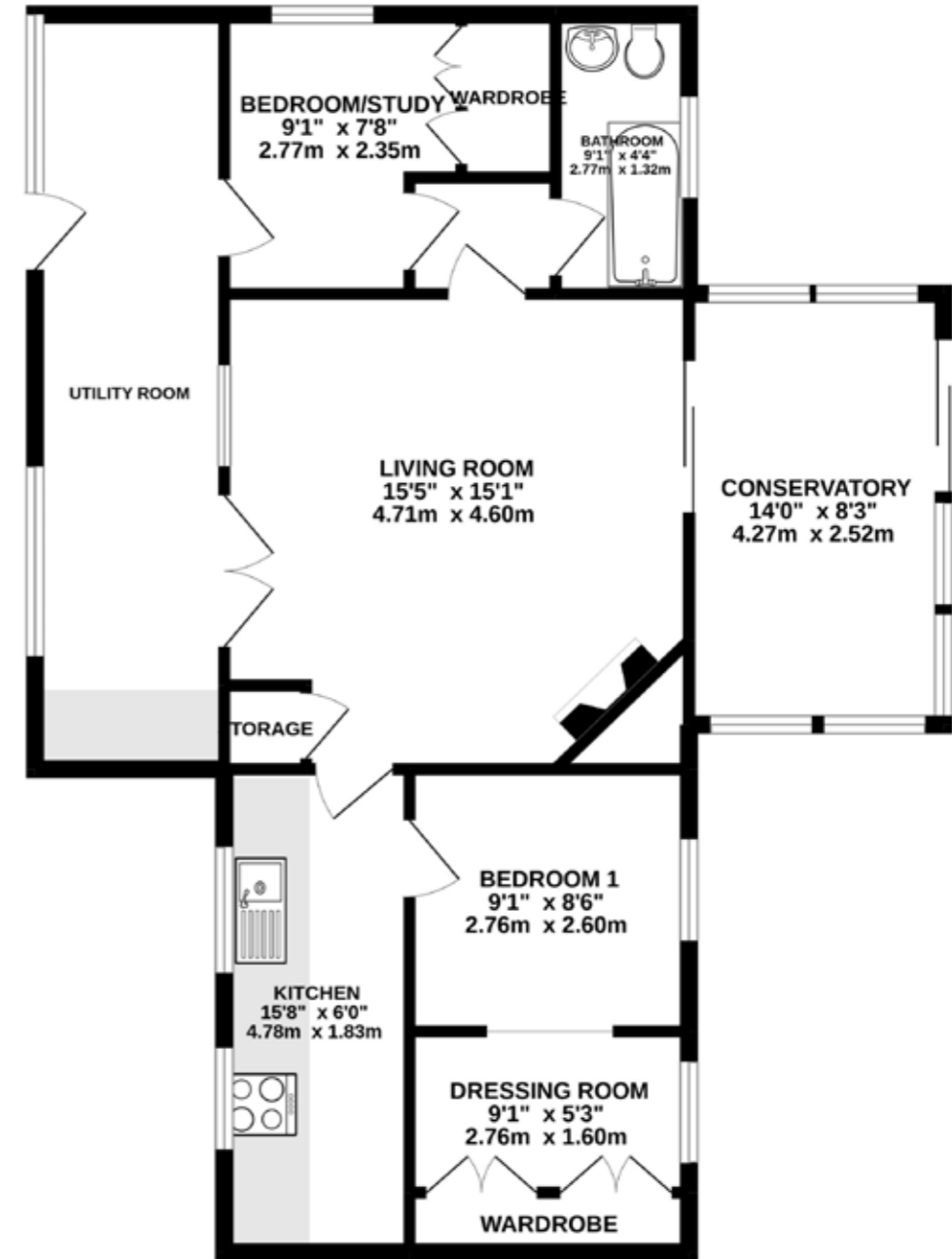
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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57 Lynn Road

GROUND FLOOR



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ALL THE REASONS

Heacham

IN NORFOLK
IS THE PLACE TO CALL HOME



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, or call in at Open Sky Cycles at Wild Ken Hill on the edge of town which organises regular cycle rides. 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



“Heacham beach is an ideal walking spot,
it's so pleasant.”



SERVICES CONNECTED

Mains water and electricity. Oil central heating and septic tank drainage.

COUNCIL TAX

The Coppice, 55 Lynn Road - Band D.
57 Lynn Road - Band A.

ENERGY EFFICIENCY RATING

The Coppice, 55 Lynn Road E. Ref:- 2119-0020-8009-0929-9222
57 Lynn Road D. Ref:- 2819-0020-8009-0999-9222

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.

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SOWERBYS



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