



THE STORY OF

2 Blatchford Way

Heacham, Norfolk

SOWERBYS

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2 Blatchford Way

Heacham, Norfolk
PE31 7TH

No Onwards Chain
Beautifully Presented
Driveway and Garage

Extended Three Bedroom Detached Bungalow

En-Suite and Family Bathroom

Low Maintenance Property

Close to the Beach and Shops

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“This cosy and practical home has gifted us better access to outdoors, perfect for the children to be active.”

A beautifully presented and extended bungalow, 2 Blatchford Way is positioned in a quiet cul-de-sac location. With a light and airy feel, along with a sense of low maintenance felt throughout, this home could be an ideal lock-up and leave or retirement bungalow.

The previous owners extended the property to the rear creating a stunning and contemporary lounge, kitchen and dining area with bi-folding doors to the garden, plus a skylight which floods in natural light. The kitchen and lounge

area is sleek with a feature fireplace and a pitched roof adds to the sense of space - all coming together to make a great entertaining space. The dining area to the back is a favourite spot for the current owners to relax in, share family meals, and overlooking the pleasant garden.

All three double bedrooms are of a good size and all have large built-in wardrobes. The principal bedroom also has a modern en-suite shower room, with the accommodation completed by a handy entrance porch and utility room.

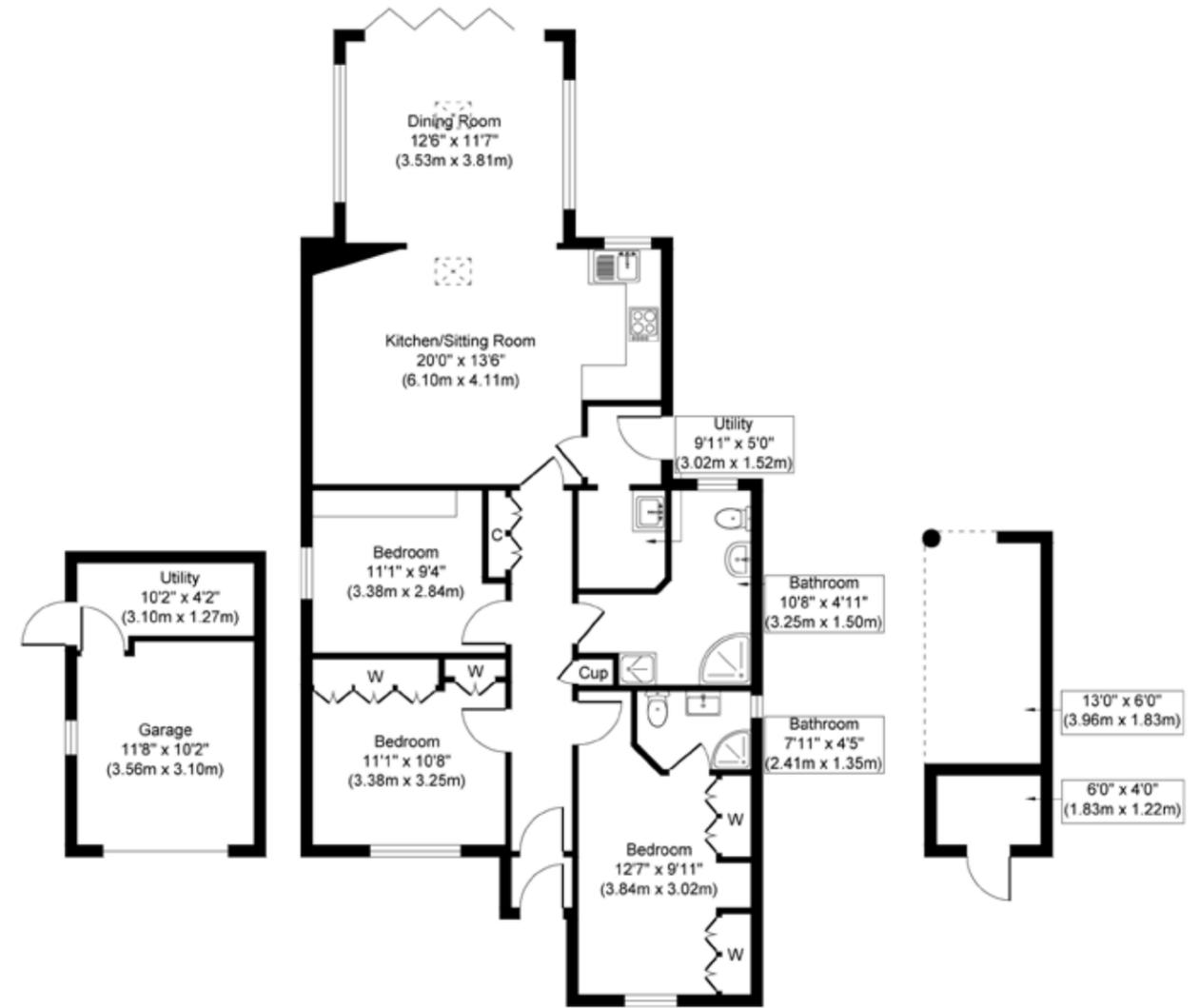




To the front there is a low maintenance driveway with plenty of off-street parking which leads to a single garage with a utility space. The rear garden is fully enclosed, private, and mainly laid to lawn with a fantastic open outdoor seating area - a great spot for a family barbecue.

Not only are you getting a superb bungalow, but the location is also excellent. Just a short stroll from the home you get the lovely sandy beach which is an ideal spot to walk the dogs on, or simply have a family day out on.

With absolutely no work to do and no onward chain, 2 Blatchford Way is perfect for someone to move straight into and start enjoying a North Norfolk coastal lifestyle, right on your doorstep.



Garage
Approximate Floor Area
164 sq. ft
(15.26 sq. m)

Floor Plan
Approximate Floor Area
1036 sq. ft
(96.32 sq. m)

Outbuilding
Approximate Floor Area
104 sq. ft
(90.66 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.

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. 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 the Vendor



“It's great being so close to the sea, having friendly neighbours and being in a very quiet area.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0380-2545-1080-2609-4861

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: ///download.barstool.storage

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



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