



THE STORY OF

26 Ringstead Road

Heacham, Norfolk

SOWERBYS

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26 Ringstead Road

Heacham, Norfolk,
PE31 7JA

Non-Estate Bungalow

Three Bedrooms

En-Suite and Bathroom

Enclosed Large Garden

Off-Street Parking and Garage

Potential to Improve

Large Kitchen/Dining Room

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“The garden has brought great joy, with unbroken views to St Mary’s Church, and beautiful sunsets...”

This detached bungalow has been in the family since 1987, when it was first designed and built. Cherished memories made here will be remembered for a long time, but it is now time for a new family to enjoy this lovely, peaceful area.

Once inside the property you cannot help but be impressed with the size of the rooms and this starts with the spacious entrance hallway. To the right of the hallway, you will find the three bedrooms and family shower room with the principal

bedroom being particularly spacious and having an en-suite shower room.

To the left of the hallway, the reception space overlooks the rear garden, starting with the lounge area, which features a fireplace, which flows around to the large kitchen/dining room. Both rooms have sliding doors to the rear patio; you can imagine this area being a fantastic area for entertaining guests whilst cooking, with the doors open to the garden. The accommodation is completed with a handy utility room with door out to the side.





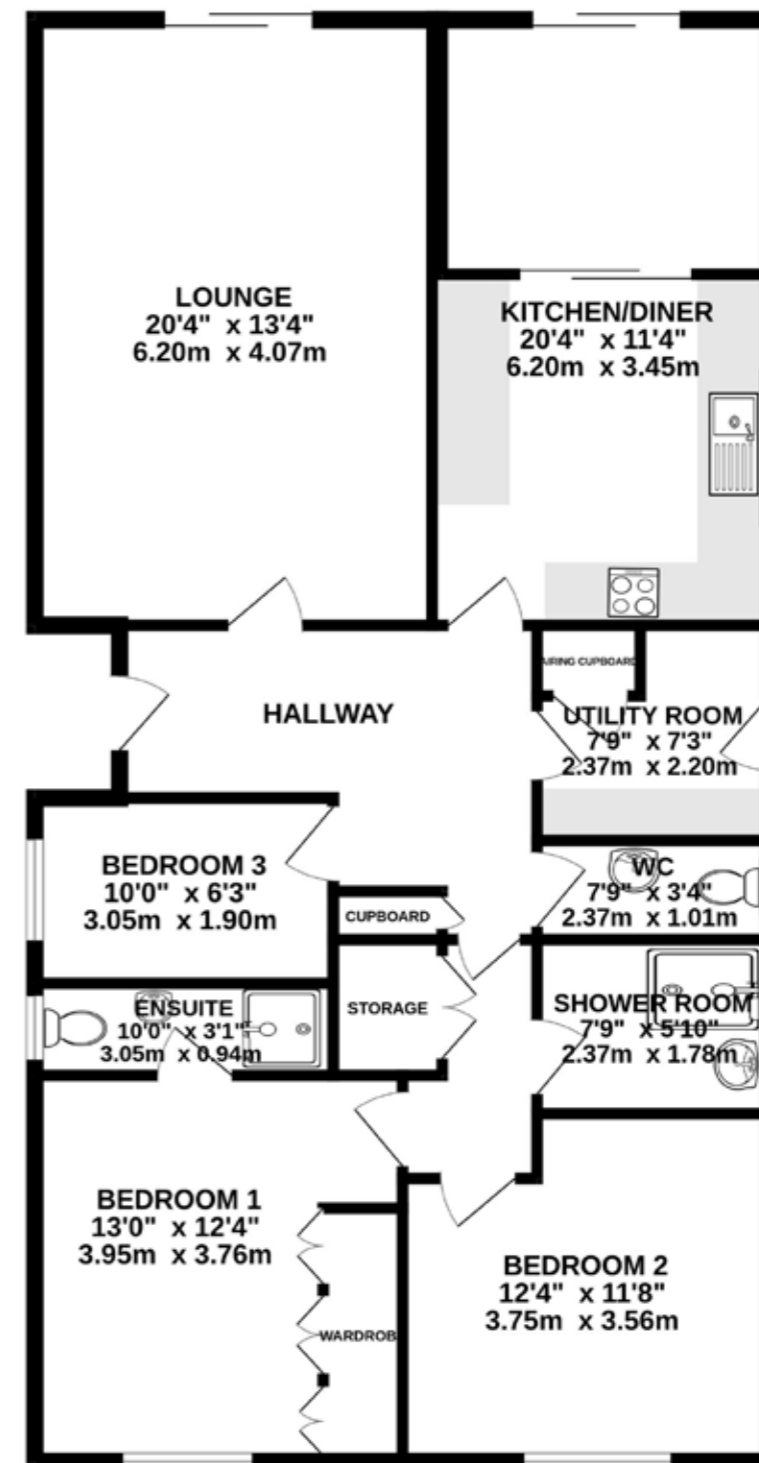
To the front, the property sits back from the road with a gravel parking area providing space for many cars, and a driveway to the side which leads to the pitched roofed garage. The west-facing rear garden is serene, with mature shrubs, small trees and flowers making it a private haven for wildlife, a lovely spot to sit out and enjoy with friends and family during summer months. Beyond the rear garden is a paddock that has horses in, a daily snapshot reminder of rural life in beautiful Norfolk.

Although the property is now in need of some modernisation, there is a great opportunity to put your stamp on it. Coming to the market chain free it's immediately ready for a new household to enjoy.





GROUND FLOOR
1176 sq.ft. (109.3 sq.m.) approx.



“The nearby beaches and the changing seasons make each visit a wonderful experience. The local area has so much beautiful coastline.”

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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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



“Our parents lived here for almost 30 years, and loved the spacious rooms and design of the newly built bungalow.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9788-2065-7203-1136-8934

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: ///dirt.wriggle.applauded

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SOWERBYS



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