



INTRODUCING

1a Oak View

Heacham, Norfolk

SOWERBYS

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1a Oak View

Cheney Hill, Heacham, Norfolk
PE31 7BX

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No Onward Chain

Stunning New Build

Open Plan Downstairs Space

Four Bedrooms, Three En-Suites

Detached Garage and Driveway

Contemporary Kitchen with Marble Worktop

Great Village Location

Large Landscaped Garden

Separate Utility/Boot Room with Pet Shower

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“A spacious and modern home which stills feels cosy and inviting.”

Stepping through the front door and immediately an impressive centralised bespoke oak staircase greets you. This staircase, which leads to the bedrooms, sets the tone for the rest of this new-build home.

From the impressive entrance hall, you are drawn into the open plan kitchen/lounge/dining room where an exquisite finish meets modern living.

The kitchen is a chef's dream with ample

cupboard space, eye level ovens, and a Rangemaster with a stunning marble worktop throughout.

The lounge area has feature flint wall with a wood-burner centralised. One can imagine snuggling down on a winter's evening with the roaring fireplace heating the room. Bi-fold doors open out onto the sandstone patio area which leads to the landscaped private rear garden, a great entertaining garden for summer barbecues.







No expense has been spared with the impressive utility/boot room. With the same marble worktop as the kitchen, there's a pet shower for sandy dogs from the walk at the local beach. A handy office room or even snug then completes the downstairs accommodation.

Upstairs there are four double bedrooms with the front rooms having Juliet balconies and the rear ones overlooking the garden. There are three en-suites all done to an exceptional standard with walk-in showers with the principal bedroom being the stand-out with an elegant free-standing bath.



Outside there is ample off-street parking to the side which leads to a single detached garage with power and a side door to garden.

The rear garden has a sandstone patio accessed through the bi-fold doors from the kitchen and lounge which makes for a great entertaining space for parties. The rear garden is mainly lawned with a large open space, a blank canvas for someone with green fingers.

La Oak View is one of the finest specimens of a property which you could wish for and, with no onward chain, is ready for new owners to start enjoying it.



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-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



“A new-build home standing proud within Heacham.”

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SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///secure.community.silent

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