



THE STORY OF

39 Ringstead Road

Heacham, Norfolk

SOWERBYS

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39 Ringstead Road

Heacham, Norfolk
PE31 7JA

Renovated and Extended

Non-Estate Position

Driveway for Multiple Vehicles

Open-Plan Kitchen/
Dining Room

En-Suite, Cloakroom
and Family Bathroom

Aluminium Bi-Folding
Doors to Garden

Brick and Flint Front Façade

No Onward Chain

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com

This beautifully renovated and extended 3 double bedroom bungalow offers an ideal blend of modern living and countryside charm.

As you step inside, the spacious and inviting entrance hallway sets the tone for the rest of the property. The lounge area provides a comfortable space for relaxation and leads seamlessly into the impressive rear extension. Here, you will find a stunning kitchen diner, perfect for both everyday meals and entertaining guests. The bi-fold doors open directly onto the rear garden, creating a wonderful indoor-outdoor flow and making the space feel even more expansive. A separate utility room adds to the convenience.

The main bedroom is a true retreat, generously sized and featuring an elegant en-suite bathroom. Double doors open onto the rear patio area, allowing you to step out and enjoy your morning coffee while overlooking the peaceful garden. The additional two double bedrooms are also well-proportioned, offering plenty of space for family or guests. A brand new modern family bathroom with separate shower serves the two further bedrooms.

Outside, the private rear garden is a blank canvas for keen gardeners, with a lush lawn and ample room to create your own outdoor oasis. The front driveway is gravelled, providing ample parking space for multiple vehicles.

With countryside walks, including the picturesque Ringstead Downs, right on your doorstep, you can immerse yourself in nature at any time. Despite its tranquil setting, the property is only a short walk from Heacham's village centre and the beautiful beach, giving you easy access to local shops, cafes, and coastal strolls.





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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Heacham

A BEAUTIFUL ARRIVAL TO A LOVELY VILLAGE

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 Sowerbys



“Experience the perfect blend of comfort, convenience and countryside charm in this exceptional bungalow.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 9370-2658-6200-2494-3325

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: ///squeaking.fast.unsightly

AGENTS NOTE

Some photos have been virtually staged to show how the rooms would look once furnished.

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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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

