



THE STORY OF

# 28 Pound Lane

*Heacham, Norfolk*

**SOWERBYS**



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# 28 Pound Lane

Heacham, Norfolk  
PE31 7EU



Character Cottage

Two Double Bedrooms

Sitting Room

Dining Room

Utility Area

Modern Heating

Private Driveway

Spacious Garden

No Upward Chain



Located just a short stroll from Heacham's village centre and its lovely beach, this cottage offers an optimal setting, whether intended as a permanent residence or a weekend retreat.

A spacious sitting room features an elegant fireplace with an open fire, providing an ideal space for relaxation in the evening, accompanied by the

warmth of a roaring fire. The property includes a separate dining room, perfect for hosting gatherings with family and friends, leading into the kitchen with windows which offer views of the rear garden. Additionally, a small utility area is provided, equipped with space for a washer and dryer, complemented by a family bathroom boasting a modern white suite.

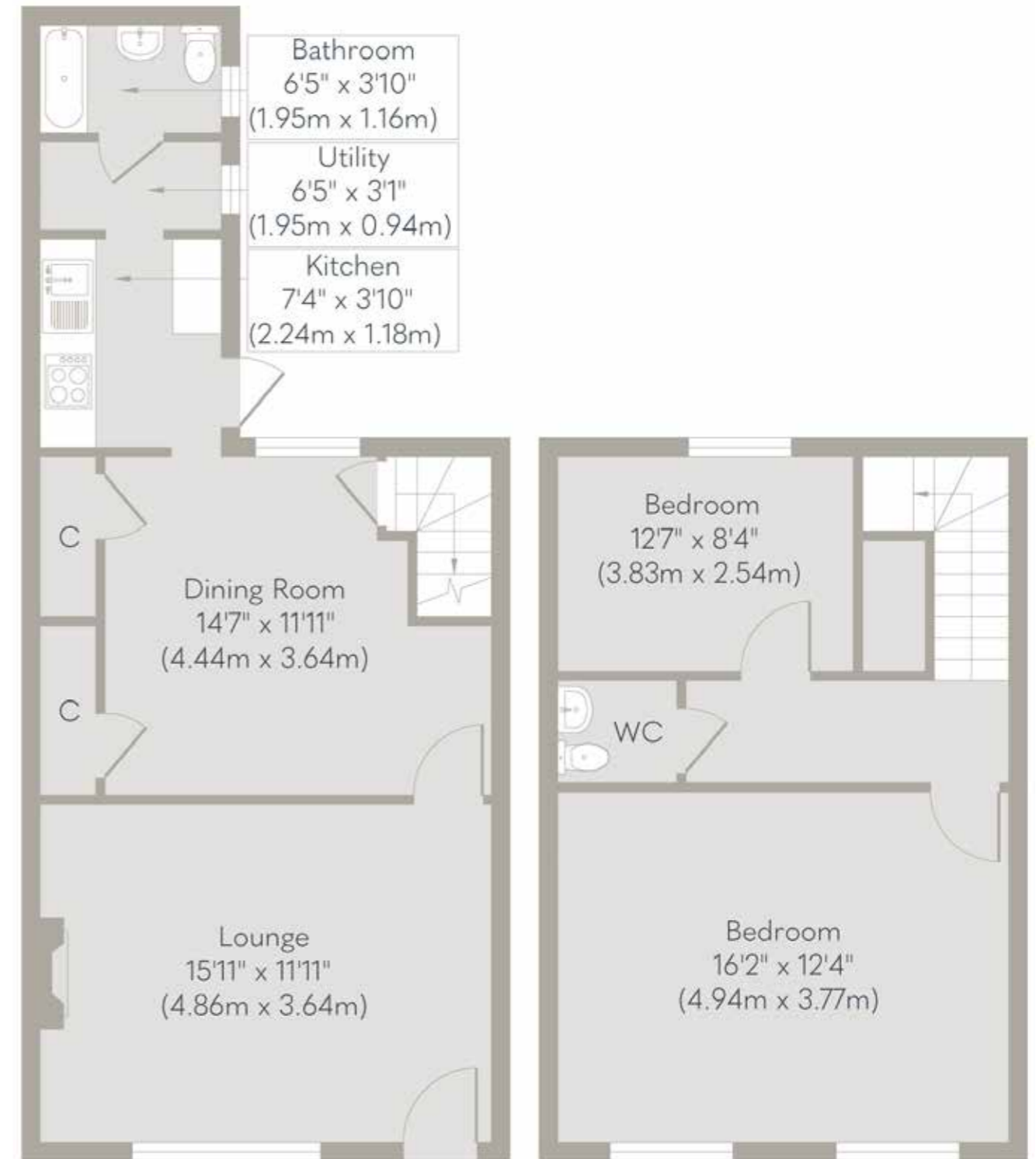
**SOWERBYS HUNSTANTON OFFICE**

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Originally comprising three bedrooms, the property underwent a modification, merging the two front bedrooms into one sizable principal room, while the second bedroom remains a spacious double.

A private driveway adorns the front of the property, and to the rear, a generously sized garden awaits, predominantly laid with a well-maintained lawn. This outdoor space includes a substantial patio, a brick storage shed, and convenient access to the rear.



Ground Floor  
 Approximate Floor Area  
 483 sq. ft  
 (44.91 sq. m)

First Floor  
 Approximate Floor Area  
 386 sq. ft  
 (35.86 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 Sowerbys



“A warm and peaceful spot which our clients enjoyed calling a home-from-home.”

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### SERVICES CONNECTED

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

### COUNCIL TAX

Band A.

### ENERGY EFFICIENCY RATING

C. Ref:- 0819-3034-3202-7234-7204

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: ///routine.slopes.cars

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# SOWERBYS



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