



THE STORY OF

# 36a Neville Road

*Heacham, Norfolk*

SOWERBYS



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THE STORY OF

# 36a Neville Road

Heacham, Norfolk,  
PE31 7HB

No Onward Chain

Three Double Bedrooms

Detached House

Three En-Suites

Low Maintenance Garden

Off-Street Parking

Close Proximity to Beach and Amenities

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“French doors flood natural light into the bedroom...”

Welcome to this charming three-storey detached house nestled in a desirable location, just a leisurely stroll away from the beach, bus stops, and local amenities. Built approximately 12 years ago by renowned local builders, and decorated in Farrow & Ball paint, this home exudes quality craftsmanship and timeless appeal.

Upon entering, you are greeted by a warm and inviting feel. The ground floor boasts a spacious kitchen/breakfast room, perfect for hosting family meals or enjoying a morning cup of coffee. Adjacent is the cosy sitting room, adorned with double doors which

seamlessly connect indoor and outdoor living, inviting you to unwind in the tranquillity of the garden. Convenience is key, with a downstairs WC rounding off the ground floor.

The upstairs accommodation has three generously proportioned double bedrooms, each accompanied by its own en-suite for utmost privacy and comfort. Bedroom two, on the second floor, would make an ideal hobby room, whilst the first floor principal bedroom has a juliet balcony overlooking the south-facing garden, with french doors flooding in natural light.











Meticulously maintained and in excellent decorative order, this property promises a turn-key living experience. Outside, the practicality continues with off-street parking for two vehicles, whilst the low maintenance rear south-facing garden, complete with a delightful summer house and a stunning mature olive tree, beckons you to bask in the sunshine and enjoy outdoor gatherings with loved ones.

With its prime location and versatile layout, this residence presents an enticing opportunity as either a cherished second home for weekend escapes or a welcoming family home. Do not miss your chance to experience coastal living at its finest.



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



Heacham Beach

“The property is just a leisurely stroll away from the beach...”

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### SERVICES CONNECTED

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

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

C. Ref:- 0310-2216-6340-2424-3701

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: ///spends.neckline.ghost

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