A large, white, gnarled tree stands in a lush garden. In the background, a greenhouse is visible, filled with various plants. The scene is set in a well-maintained garden with a paved path, a brick wall, and a wooden fence. The overall atmosphere is peaceful and verdant.

S

THE STORY OF

Sedge House

Heacham, Norfolk

SOWERBYS



THE STORY OF

Sedge House

Heacham, Norfolk
PE31 7HL

Modern Detached Residence

Smart Thermostats Installed Throughout

Open Plan Kitchen/Dining Room

Utility Room

Sitting Room, Snug and Home Office

Ground Floor Shower Room

Four Double Bedrooms with Two En-Suites

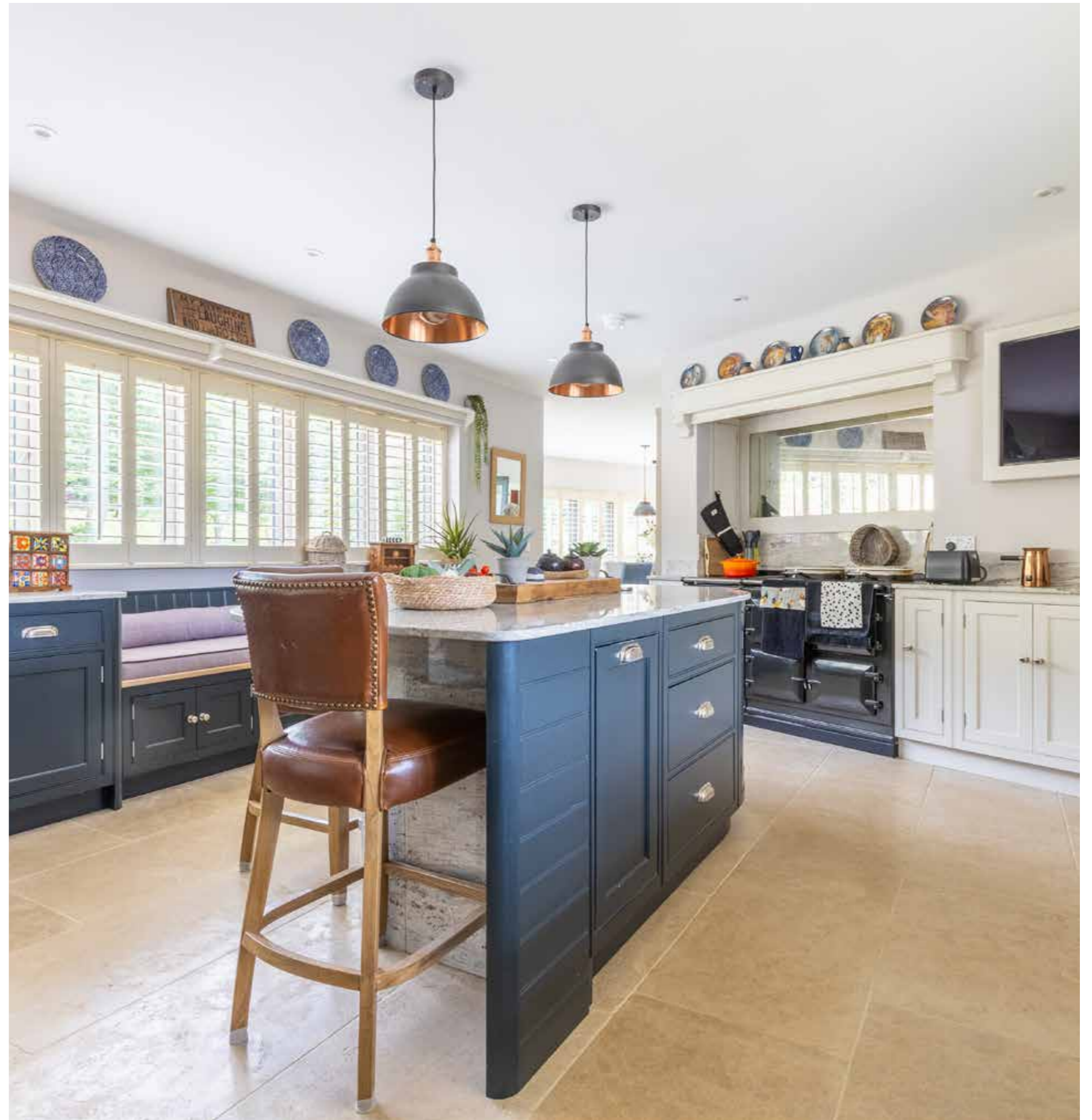
Immaculate Garden with Outside Dog Shower
and Large Log Store Near Back Door

Triple Garage and Carport

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com





This modern and spacious residence is nestled in a secure gated community, offering stunning views of a beautiful park and a peaceful lake. The combination of open-plan living and private spaces is designed with meticulous attention to quality and detail.



Upon entry, you'll be captivated by the expansive open-plan kitchen and dining area, featuring a state-of-the-art electric AGA. It's the perfect space for family gatherings and creating lasting memories. For moments of relaxation and privacy, the home also features a formal sitting room with a home cinema effect and log-burner as well as a cosy family snug.



The home offers practicality and convenience with a large utility room featuring an electric oven to compliment the Aga, alongside a ground-floor shower room and WC, catering to all your needs.



Upstairs, the first floor houses four generously sized double bedrooms, all centred around a large welcoming landing. The landing opens onto a balcony, providing a serene seating area to unwind and take in the tranquil park views.



The guest suite features an en-suite bathroom and stunning lake views. The principal suite also boasts an en-suite and overlooks the lake, providing a serene escape at the end of the day. A beautifully appointed family bathroom with both a bath and shower cubicle caters to all preferences.



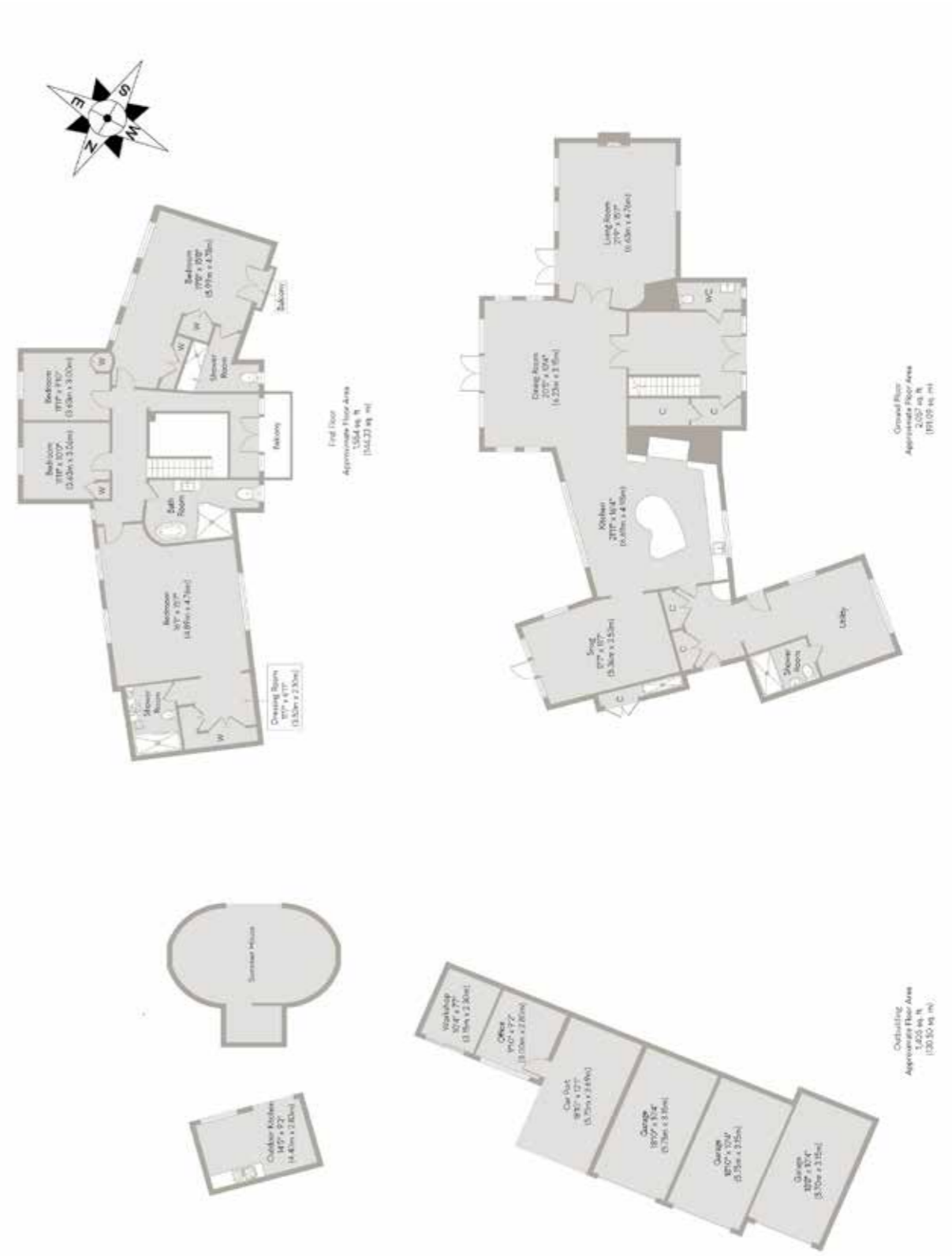


The exterior of this home impresses with electric gates leading to a large driveway and triple garage as well as an additional cart shed, ideal for car enthusiasts. A fully equipped home office with an adjacent workshop offers the perfect space for those who work from home or enjoy DIY projects. For added security the property also benefits from security cameras.

The professionally landscaped rear garden is a host's dream, featuring an outdoor kitchen, a large garden room, and an attractive patio area—perfect for summer barbecues and gatherings. Children will love the expansive lawn, and quieter spaces with abundant planting offer peaceful spots to relax. A vegetable plot and greenhouse are perfect for those who enjoy gardening, while solar panels and batteries significantly reduce the home's running costs. For added convenience there is an outside dog shower with hot and cold water and a large log store near the back door.

This exceptional home offers a perfect blend of luxurious living, practicality, and stunning natural surroundings, providing the lifestyle you've always dreamed of in an exceptional residence.





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.

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-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



“This exceptional home offers a perfect blend of luxurious living and stunning natural surroundings.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

B. Ref:- 2838-9985-7349-6861-2950

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: ///comedy.kingdom.sharp

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SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
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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