



THE STORY OF

1B Collins Lane

Heacham, Norfolk

SOWERBYS



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1B Collins Lane

Heacham, Norfolk
PE31 7DZ

Spacious Family Home

Refurbished Throughout

Four Spacious Bedrooms

Family Bathroom and En-Suite

Driveway and Double Garage

Coastal Location

Walking Distance to Amenities

Large Rear Garden with Cabin /Summerhouse

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Set in the heart of the thriving coastal village of Heacham, just a short walk from the shops and sunset beach lies IB Collins Lane. The property is an attractive carrstone modern property that has also been renovated to a high standard inside. Upon entering through the front porch, a sense of space greets you immediately. The kitchen has been thoughtfully opened to create a fantastic kitchen/breakfast room, featuring built-in Neff appliances, a pantry cupboard, and elegant quartz worktops. Adjacent to the kitchen, a separate utility space and downstairs WC add to the convenience of the home.

The property offers a separate dining area, ideal for family meals and gatherings, and a versatile study area or playroom. The 20 ft. long sitting area, with its focal fireplace and wood-burner, promises cosy evenings and ample space for relaxation. At the rear of the lounge, a delightful garden room provides panoramic views of the rear garden, bringing the outdoors in.

Upstairs, four spacious bedrooms await, with the principal bedroom being a true show-stopper. It boasts built-in wardrobes along one wall and an en-suite bathroom. The remaining bedrooms are served by a renovated family bathroom, which includes a separate shower.

The rear garden, approximately 70 ft. in length, is fully enclosed, making it perfect for children or pets. Predominantly grassed, it also features a seating area that enjoys the sun at different times of the day. A timber cabin/summer house, equipped with electricity, offers a great entertaining space or potential home office.

To the front, a gravel driveway provides ample parking for multiple vehicles and offers direct access to the double garage. Living at IB Collins Lane promises a blend of modern comforts and coastal charm in a vibrant village setting.



...bedrooms are served by a renovated family bathroom...





First Floor
Approximate Floor Area
878 sq. ft
(81.54 sq. m)



Ground Floor
Approximate Floor Area
1169 sq. ft
(108.63 sq. m)



Garage
Approximate Floor Area
344 sq. ft
(31.93 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.

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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-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 property is ideally located in the heart of Heacham, just a short walk from the beach.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

C. Ref:- 0765-2840-7065-9991-9751

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: ///playfully.shred.passports

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SOWERBYS

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for the homeless

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