



THE STORY OF
30 Woodend Road
Heacham, Norfolk

SOWERBYS



THE STORY OF

30 Woodend Road

Address, Norfolk
PE31 7DG

Three Bedroom
Detached Chalet

Extended Kitchen/
Dining Room

Downstairs WC and
Separate Utility

Off-Street Parking and Garage
with Large Rear Garden

Private Setting in a
Village Location

SOWERBYS HUNSTANTON OFFICE

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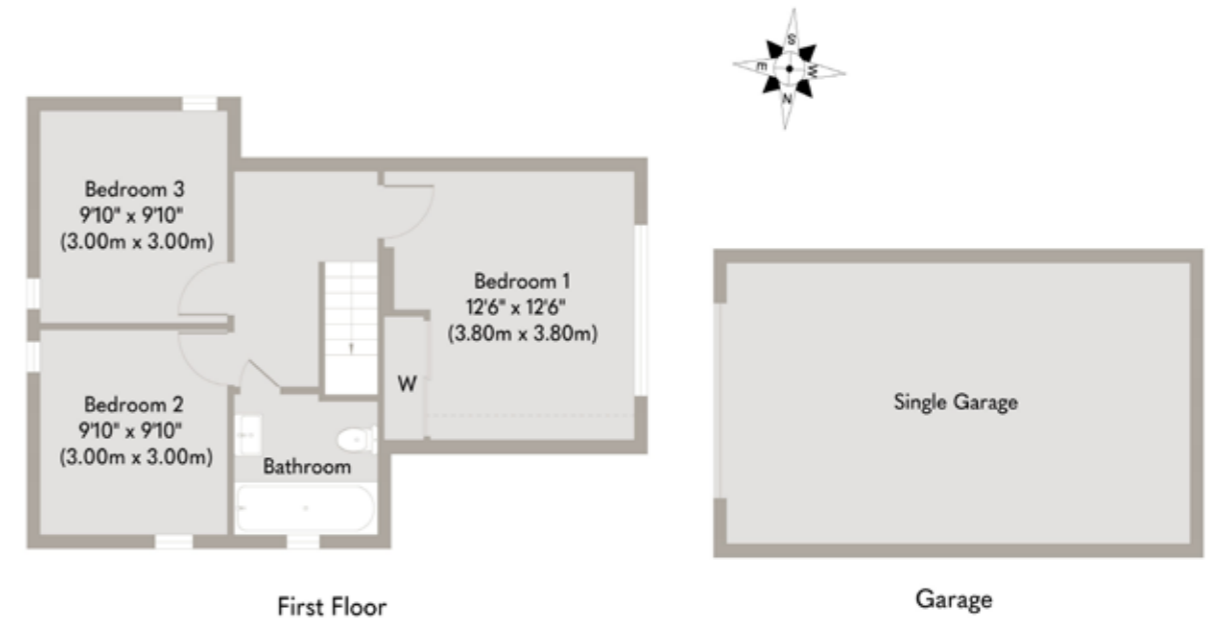
Tucked away at the bottom of a private lane, this extended three-bedroom chalet offers a perfect blend of privacy and modern living. The ground floor features a full-width lounge, complete with a focal fireplace. A handy downstairs WC and a separate utility room enhance convenience, whilst the modern extended vaulted-ceiling kitchen/dining room opens directly to the rear garden, making it an ideal space for both everyday living and entertaining.

Upstairs, three bedrooms provide ample space for family and guests. These are served by a family bathroom.

The outside space is equally impressive, with a large rear garden offering plenty of room for relaxation and outdoor activities. A single garage provides additional storage or parking, and a gravel drive accommodates several vehicles, ensuring ample parking for residents and visitors alike.

Living in this chalet means enjoying the tranquillity of a private lane while still being close to local amenities. The blend of indoor and outdoor spaces makes it a versatile home, perfect for families and those who love to entertain.





Ground Floor 730 sq. ft. (67.80 sq. m)
 First Floor 470 sq. ft. (43.64 sq. m)
 Total Floor Area 1,200 sq. ft. (111.44 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-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



“This extended three-bedroom chalet offers a perfect blend of privacy and modern living.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 9000-6594-0122-7470-3343

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: [///explores.departure.pulled](https://www.what3words.com/explores/departure.pulled)

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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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