



THE STORY OF

# Avocet House

*Heacham, Norfolk*

SOWERBYS





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# Avocet House

14 St. Marys Close, Heacham  
PE31 7HL

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Four Bedroom Substantial Detached Home

Beautifully Presented

Gated Community

Ample Parking and Double Garage

Open-Plan Kitchen/Dining area

Corner Plot Private Garden

Four En-Suites Bathrooms

Built by Renowned Local Builders

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Nestled within a prestigious gated development, Avocet House is a stunning example of modern design infused with barn-style proportions. Built by the highly regarded Wright family, known for their craftsmanship in North Norfolk, this home showcases meticulous attention to detail, further enhanced by the current owners with thoughtful upgrades like handmade doors, bespoke wardrobes, and beautifully landscaped outdoor spaces.

As you step inside, you're immediately struck by the impressive, vaulted entrance hallway, filled with natural light. The sense of space and airiness here extends throughout the entire home, creating a welcoming and open atmosphere.

On the ground floor, the living space is generously laid out into three distinct areas. The open-plan kitchen/dining room is the heart of the home, with a curved granite-topped island as the focal point. Full-width bi-folding glass doors in the dining area blur the line between inside and out, making the space perfect for entertaining or simply enjoying the garden views. A walk-in larder and built-in Miele appliances add extra convenience to the beautifully designed kitchen.

The sitting room is bathed in natural light, and the central feature fireplace creates a cosy setting. Double doors lead out to the garden, offering a seamless connection to the outdoor space. A practical home office, WC, utility room, and workshop complete the accommodation.

Upstairs, a large central landing overlooks the entrance hall. Four generous double bedrooms await. All bedrooms benefit from en-suite bathrooms and built-in wardrobes, with the main bedroom having a walk-in dressing area. Each room offers lovely views, either of the stream and wooded area to the front or the rear garden.







The garden room is one of our favourite rooms. You can see the olive trees, which are planted in beds on the patio, set against a background of mature trees.









Avocet House is positioned on a substantial corner plot, with ample off-road parking behind electric gates and a double garage. The rear garden is beautifully secluded, providing an oasis of privacy with a lovely central plane tree that looks beautiful when lit up at nighttime. Multiple patio areas make outdoor entertaining a joy, while the garden room, with its sliding doors, offers the perfect spot to relax and entertain guests during summer months.

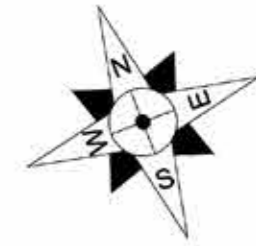
Living at Avocet House means enjoying a life of comfort, elegance, and privacy in a home that effortlessly balances modern luxury with timeless character.



A stream borders part of the garden. If you are up early, you can often see a heron, sometimes two, standing at the side of the stream. It's wonderful to see them in flight.







First Floor  
Approximate Floor Area  
1438 sq. ft  
(133.59 sq. m)



Ground Floor  
Approximate Floor Area  
2,974 sq. ft  
(276.28 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

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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 the Vendor



“Our home is light, airy and in a peaceful woodland setting.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating.

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

B. Ref:- 9536-3269-8127-2600-7335

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: ///pocket.display.crossings

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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

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Journey

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more than a home  
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Air Ambulance

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