



THE STORY OF

4 Robin Hill

Heacham, Norfolk

SOWERBYS



THE STORY OF

4 Robin Hill

Address, Norfolk
POSTCODE

Spacious Detached Home

Versatile Accommodation

Large Kitchen/Dining Area

Spacious Sitting Room

Family Area

Home Office

Ground Floor Bedroom with En-Suite

Three Further Bedrooms

En-Suite and Family Bathroom

Double Garage

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Located within a small and exclusive development, this recently remodelled four bedroom home offers a perfect blend of modern comfort and practical living. Just a short walk from Heacham Manor Golf Club and the village centre.

Upon entering, you are welcomed by a light and airy layout. The heart of the home is the stylish kitchen/dining area, designed for effortless entertaining. The spacious sitting room offers a cosy retreat, while the additional reception area serves as the perfect playroom or den for children, providing ample space for everyone.

The property also boasts a separate office, offering an ideal workspace for those who work from home. For added convenience, there is a utility room to keep daily chores organised and out of sight.

On the ground floor, you'll find a generously sized bedroom with an en-suite bathroom, this thoughtful layout provides great flexibility for changing family needs. The first-floor features three more well-proportioned bedrooms, including the luxurious principal bedroom with en-suite. The family bathroom serves the other two bedrooms, ensuring plenty of space for family members or guests.

Outside, the property benefits from a large driveway with space for multiple vehicles, leading to a double garage. The rear garden, mainly laid to lawn, is the perfect backdrop for summer BBQs or quiet evenings, with an attractive patio area ideal for outdoor dining and relaxation.

Living here combines the best of village life with modern amenities. Whether you're an avid golfer, enjoy long countryside walks, or want easy access to the village's shops and schools, this home provides an enviable lifestyle for families of all ages.





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 lovely home has been recently renovated offering a perfect blend of modern comfort and practical living.”



SERVICES CONNECTED

Mains water and electricity. Drainage via treatment plant. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 2143-2411-2198-7987-9741

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: [///outright.fidgeting.committee](https://www.what3words.com/#!/outright.fidgeting.committee)

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SOWERBYS

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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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