



THE STORY OF

# 27 Poplar Avenue

*Heacham, Norfolk*

SOWERBYS





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# 27 Poplar Avenue

Heacham, Norfolk  
PE31 7EB

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Spacious Family Home

Versatile Accommodation

Kitchen/Breakfast Room

Large Sitting/Dining Room

Six Bedrooms and Family Bathroom

Ground Floor Bedroom and Wet Room

Enclosed Rear Garden

Village Location

Short Walk to the Beach

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**SOWERBYS HUNSTANTON OFFICE**

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Located in the heart of the village and just a short walk from the beach, this beautifully renovated town house blends traditional character with contemporary comfort. From the moment you step inside, the high ceilings, bay windows, and modern design touches create a welcoming and spacious environment.

The ground floor features an expansive sitting/dining room with a cosy wood-burning stove – perfect for relaxing on cool evenings or hosting family gatherings. The adjoining kitchen/dining room is the hub of the home, offering ample space for cooking and socializing with loved ones. A convenient ground floor WC and a double bedroom with its own wet room make this space ideal for multi-generational living or a guest suite.

Upstairs, the first floor comprises four generous bedrooms and a family bathroom, providing plenty of space for everyone. The second floor boasts a sixth bedroom, which can easily be transformed into a quiet home office or creative studio.

Outside, the rear garden offers a private sanctuary, with an attractive patio area for outdoor dining and a lawned area perfect for children to play or to unwind in the sun.

Living here, you'll enjoy the best of both worlds – a tranquil village lifestyle with local amenities on your doorstep, while being close enough to the beach to enjoy coastal living whenever you please. Whether you're looking for a forever family home or a place with versatile living spaces, this town house offers it all.





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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*



“The best of village and coastal living...”

Hunstanton Cliffs.



## SERVICES CONNECTED

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

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

D. Ref:- 7700-8256-0722-7324-3443

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: ///gathers.fire.shredding

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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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