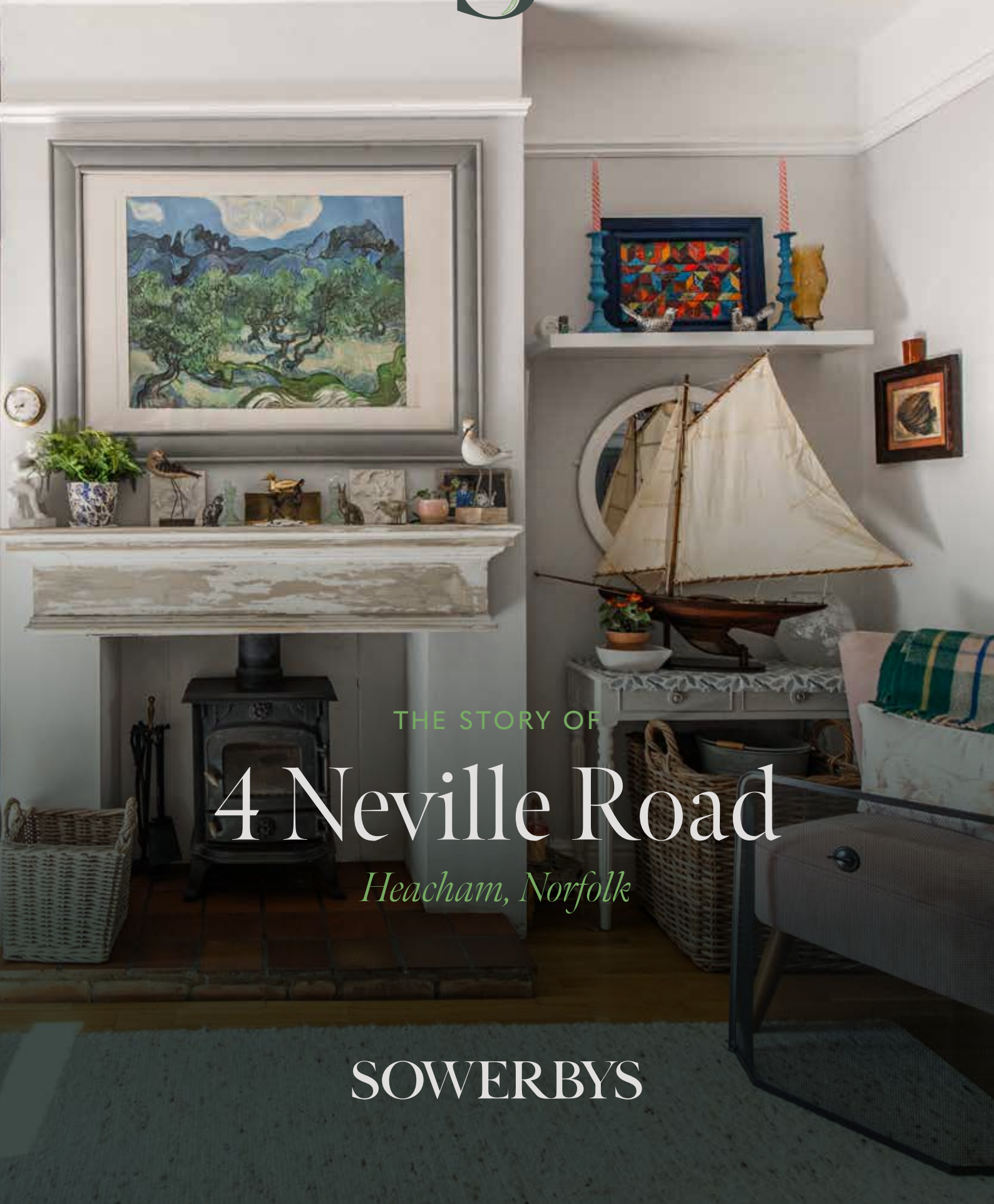




THE STORY OF

4 Neville Road

Heacham, Norfolk

SOWERBYS



THE STORY OF

4 Neville Road

Heacham, Norfolk
PE31 7HA

Attractive Cottage

Three Bedrooms

Two Bathrooms

Ideal Location for Amenities and Beach

Extended Kitchen/Dining Room

Off-Street Parking

SOWERBYS HUNSTANTON OFFICE

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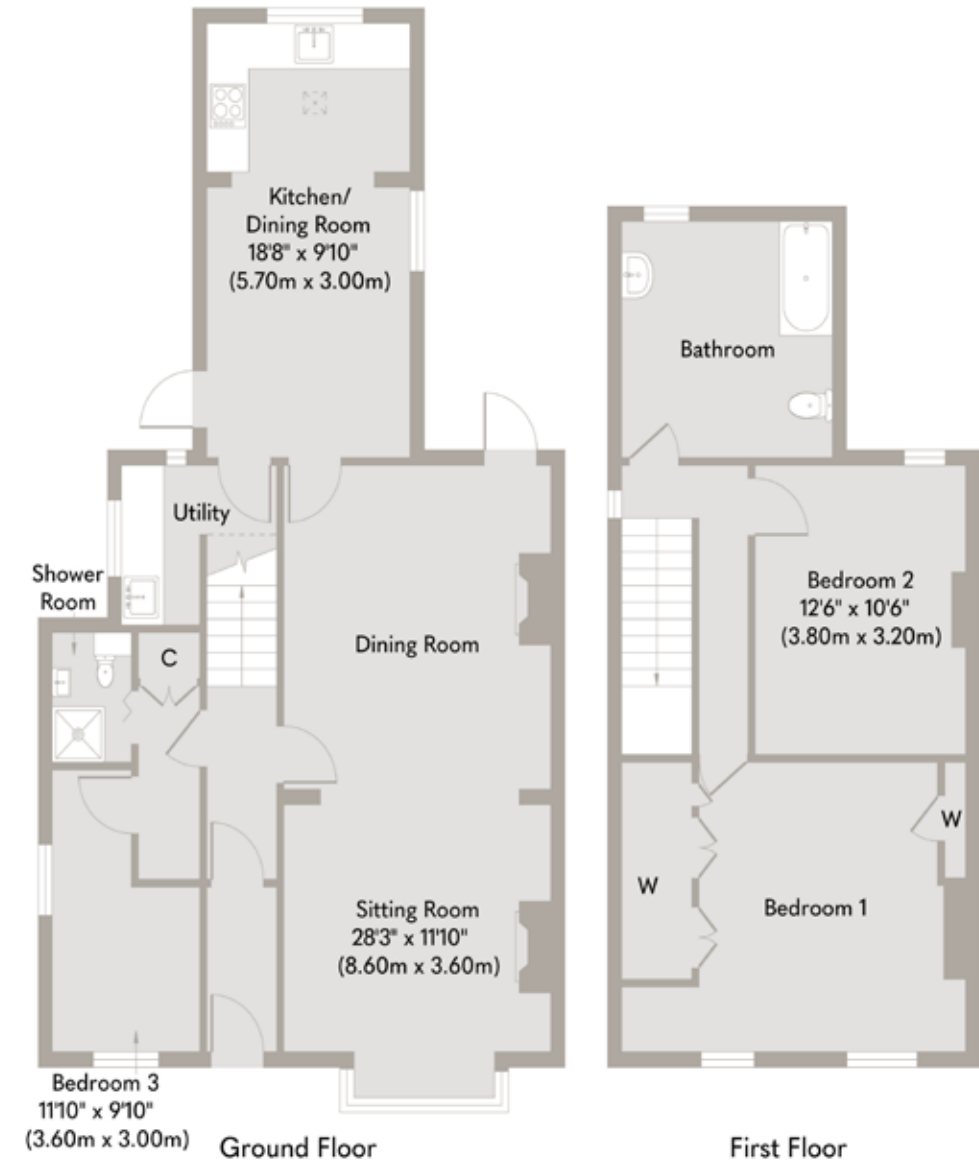
A character cottage set in the heart of the vibrant seaside town of Heacham, this charming property offers both proximity to sunset beaches and convenient access to local amenities. The cottage is in excellent decorative order and has been thoughtfully extended to the rear, creating a delightful kitchen diner perfect for family meals and entertaining. A handy pantry or utility is ideal for extra storage. Additionally, a conversion offers a downstairs bedroom with an adjacent shower room, offering flexible living arrangements.

Upstairs, two double bedrooms provide ample space and comfort, complemented by a well-appointed family bathroom. Each room reflects the cottage's character while incorporating modern touches for today's living.

The rear garden is a true highlight, wrapping around the side of the property and bursting with colourful flowers and plants, creating a picturesque and tranquil outdoor retreat. The front of the property features an off-street parking space, with the potential to add more if needed.

Living here means enjoying the best of both worlds—seaside charm and village vibrancy. With its beautiful garden, flexible living spaces, and prime location, this cottage is a perfect home for those seeking a blend of character and convenience.





Ground Floor Approximate Floor Area 759 sq.ft (70.51 sq.m)
 First Floor Approximate Floor Area 509 sq.ft (47.33 sq.m)
 Approx. Gross Internal Floor Area 1268 sq.ft (117.84 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



Rear garden.

“Living here means enjoying the best of both worlds - seaside charm and village vibrancy.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref: 8500-7479-0922-8091-3493

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: ///trip.fetching.widen

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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 1989 —

 **East Anglian
Air Ambulance**

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