



THE STORY OF

62a Hunstanton Road

Heacham, Norfolk

SOWERBYS



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Heacham, Norfolk
PE31 7JU

Ideal Family Home

Individual Non-Estate Carrstone Home

Three Reception Rooms and Conservatory

Spacious Rooms

Four Bedrooms and Two Bathrooms

West Facing Garden

Off-Street Parking and Detached Garage

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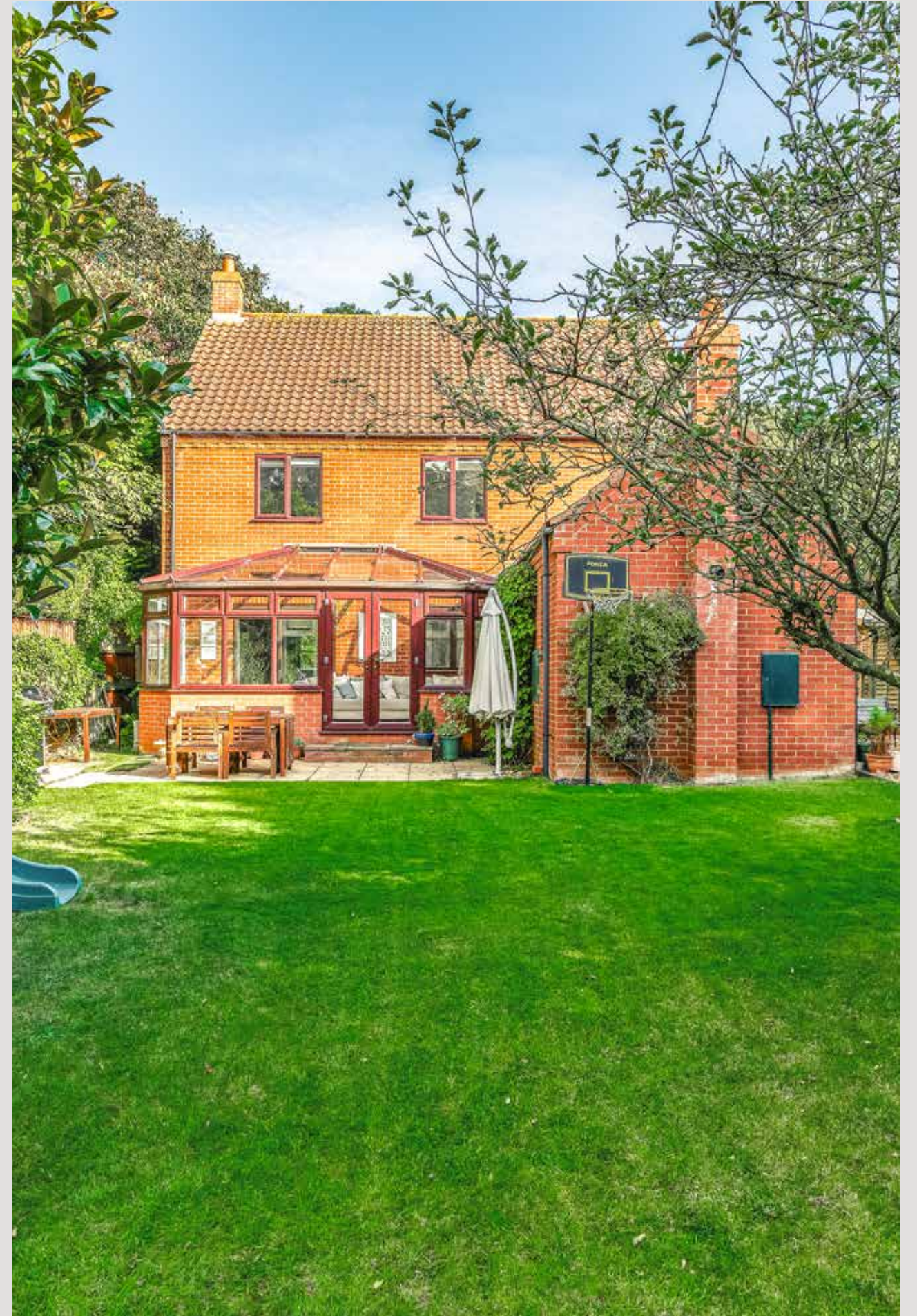


Nestled just a short stroll from the picturesque Heacham Manor Golf Club and the village shop, this stunning individual carrstone home offers an idyllic blend of spacious living and tranquil surroundings. With its welcoming façade, this property is a true haven for those seeking comfort and family living on The North Norfolk Coast.

Upon entering, you are greeted by a generous hallway that leads to an expansive 26-foot lounge, bathed in natural light. This inviting space is perfect for entertaining or simply relaxing with family. Adjacent to the lounge, a spacious dining room sets the scene for memorable meals and gatherings, while a versatile study offers the potential to be a fifth bedroom if desired.

The kitchen is a shaker-style, which is fitting for the area. Complete with a utility room, the kitchen is very functional and ideal for entertaining with the large dining room that joins. The conservatory provides a delightful spot to enjoy morning coffee or evening sunsets, all while overlooking the, west-facing rear garden—a true private retreat for outdoor entertaining or relaxation.

Upstairs, you'll find four well-appointed bedrooms, each with ample space. The principal suite boasts an en-suite bathroom, ensuring your comfort and privacy, while the family bathroom serves the remaining bedrooms, two of which feature built-in wardrobes for convenient storage.



The outside space is just as impressive as the interior. The spacious rear garden offers a calm escape, with plenty of room for children to play or for you to cultivate your green thumb. With a high degree of privacy, it's the perfect backdrop for summer barbecues or peaceful evenings under the stars.

At the front of the property, a gravel driveway provides convenient off-street parking and leads to a detached pitched garage, adding to the home's functionality.

This remarkable property is not just a house; it's a place to create lasting memories. With its prime location, spacious interiors, and charming outdoor spaces, it's the perfect setting for your next chapter.



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.

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 garden offers a calm escape, with plenty of room for children to play...”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 5190-3830-0322-7207-3923

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: ///interlude.campers.crumples

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SOWERBYS

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to these Norfolk charities every time we sell a home

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Journey

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
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