



THE STORY OF

52 College Drive

Heacham, Norfolk

SOWERBYS



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52 College Drive

Heacham, Norfolk
PE31 7BY

Family Home

Immaculate Condition

Modernised and Extended

Spacious Living Room

Modern Kitchen/Dining Room

Four Bedrooms

Family Bathroom

Separate WC

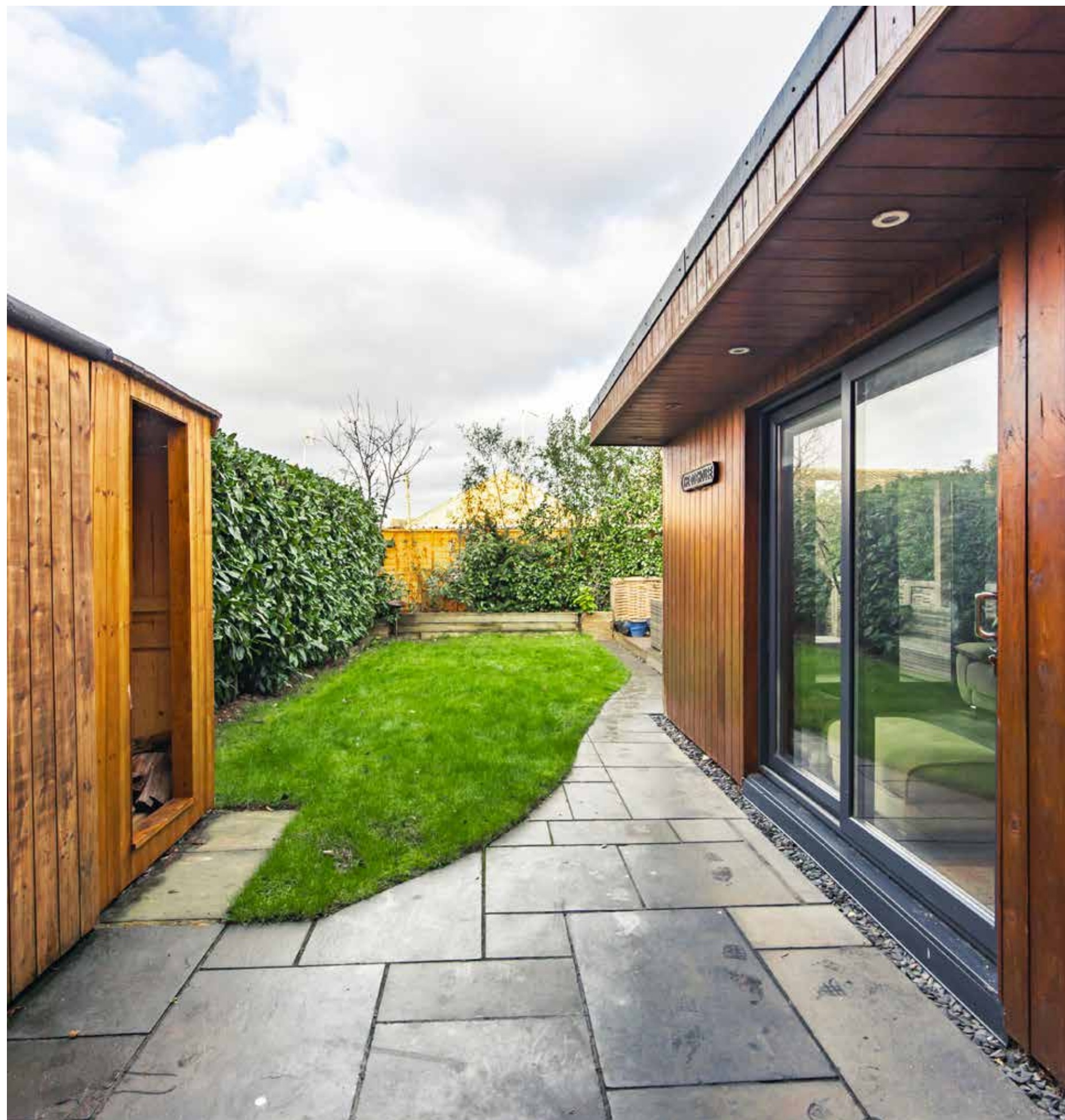
Driveway

Modern Outbuilding

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Nestled in a sought-after location just a short stroll from the vibrant village centre and picturesque seafront, this beautifully modernised and extended four-bedroom family home offers an ideal blend of comfort and convenience.

Step inside to discover a spacious living room, perfect for cosy evenings by the wood-burning stove, while the modern kitchen/dining room provides a stylish and practical space to gather as a family. A ground floor WC adds to the home's functionality.

Upstairs, four well-proportioned bedrooms offer ample space for a growing family, all served by a contemporary family bathroom.

Outside, the private driveway provides off-road parking, while the enclosed rear garden is a delightful retreat, complete with a modern insulated outbuilding, ideal as a home office, playroom, or additional reception space.

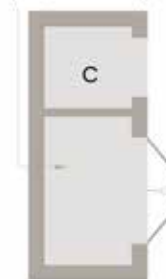




First Floor
Approximate Floor Area
518 sq. ft
(48.15 sq. m)



6'6" x 3'10"
(1.98m x 1.17m)



Outbuilding
Approximate Floor Area
224 sq. ft
(20.77 sq. m)



Ground Floor
Approximate Floor Area
534 sq. ft
(49.56 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



“The sitting room is perfect for cosy evenings around the wood-burning stove...”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///spots.flushed.reckoned

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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