



THE STORY OF

11a Stainsby Close

Heacham, Norfolk

SOWERBYS



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Heacham, Norfolk
PE31 7BP

Detached Bungalow

Spacious Accommodation

Open-Plan Sitting

Two bedrooms

Dining Room

Conservatory

Driveway

Attractive Garden

Quiet Location

Nestled in a peaceful location just minutes from the seafront and village centre, this delightful detached bungalow offers the perfect blend of modern living and coastal charm.

Step inside to discover a bright and airy open-plan layout, with a sitting room that enjoys lovely views of the garden. Flowing seamlessly into the dining area and modern kitchen, this space is ideal for entertaining or simply enjoying relaxed family living. A beautifully designed conservatory at the rear provides a tranquil spot to unwind while overlooking the picturesque garden.

The property features two well-proportioned bedrooms and a stylish family bathroom, making it perfect for couples, small families, or those looking to downsize without compromise.

Outside, the attractive rear garden is a true highlight, with a lush lawn, a charming patio area for outdoor dining, and well-maintained vegetable plots for those with green fingers. To the front, a private driveway and garage offer ample parking and storage.

Living here means enjoying the best of both worlds – a quiet and serene setting, yet within easy reach of local amenities, scenic coastal walks, and a welcoming village community. Whether you're looking for a peaceful retreat or an active seaside lifestyle, this lovely home is sure to impress.

Don't miss the opportunity to make this wonderful bungalow your own!

SOWERBYS HUNSTANTON OFFICE

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A bright and airy open-plan layout... with lovely views of the garden.





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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 the Vendor



Courtyard

“A quiet and serene setting, yet within easy reach of all the local amenities.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 8202-2115-9929-2226-0833

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: ///intersect.spotty.impulses

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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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