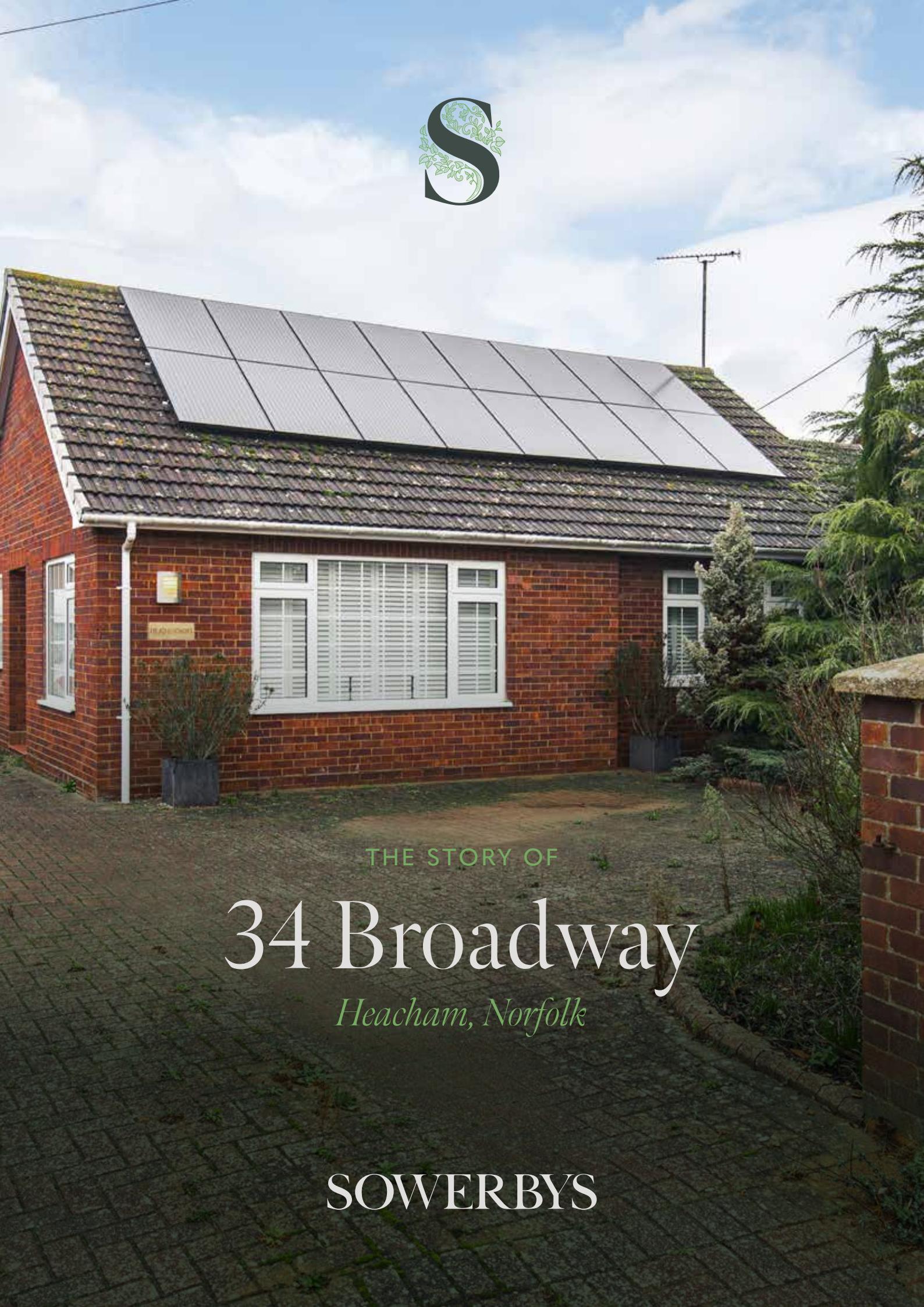




THE STORY OF

34 Broadway

Heacham, Norfolk

SOWERBYS



THE STORY OF

34 Broadway

Heacham, Norfolk
PE31 7JJ

Detached Two Bedroom Bungalow

Modern Layout

Kitchen/Family Room

Family Bathroom and En-Suite

Bright Conservatory

Driveway and Double Garage

Enclosed Garden

SOWERBYS HUNSTANTON OFFICE

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This wonderful detached bungalow blends contemporary style with comfortable living. located in a peaceful and private location, this home offers the ideal retreat for those seeking a modern lifestyle all on one level.

The heart of the home is the expansive open-plan kitchen and family room, designed with entertaining in mind. With ample space for cooking, dining, and relaxing, this light-filled area becomes the centrepiece for gatherings with friends and family. High-quality fittings, sleek surfaces, and an effortless flow to the rest of the home make this space both functional and inviting.

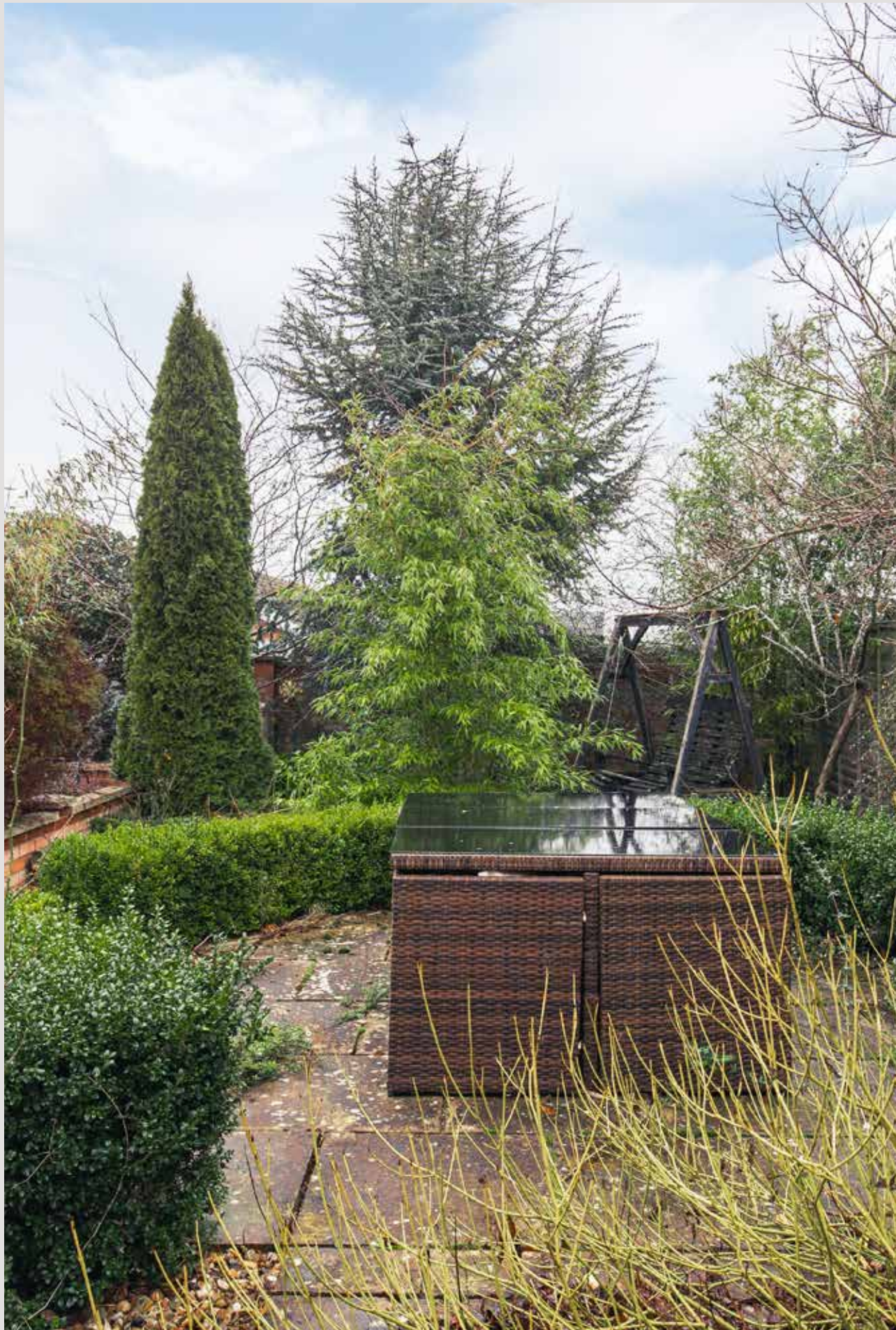
This property features two generously sized double bedrooms, ensuring comfort for all residents. The principal bedroom benefits from a private en-suite, adding a touch of luxury and convenience, while the additional family bathroom is tastefully designed to meet the needs of a busy household.

Outside, a private driveway leads to a double garage, offering ample parking and storage options. The enclosed rear garden provides a tranquil outdoor space, perfect for summer barbecues, gardening, or simply unwinding in your own sanctuary.



... tastefully designed to meet the needs of a busy household.





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.



SERVICES CONNECTED

Mains water, electricity and drainage, Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 9820-3039-6203-5114-9204

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: ///newer.translate.doing

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SOWERBYS

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