



THE STORY OF  
**10 Neville Road**  
*Heacham, Norfolk*

**SOWERBYS**





THE STORY OF

# 10 Neville Road

Heacham, Norfolk  
PE31 7HB

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Semi-Detached Bungalow

Beautifully Presented

Three Double Bedrooms

Family Bathroom and En-suite

South Facing Garden

Driveway and New Timber Garage

Non-Estate Location

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In the heart of a sought-after village setting, just a short stroll from the beach and local amenities, this beautifully maintained bungalow offers the perfect blend of coastal charm and everyday convenience. From the moment you step inside, the home welcomes you with an abundance of natural light, a generous layout, and an unmistakable sense of comfort and space.

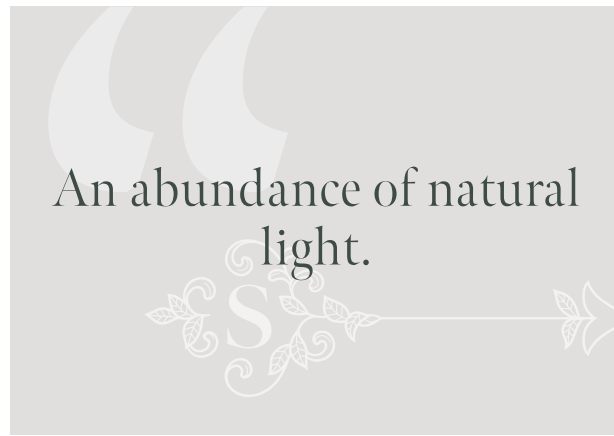
The wide, central hallway sets the tone for the rest of the home, leading to two well-proportioned double bedrooms at the front - both featuring elegant bay windows and fitted wardrobes. The principal bedroom benefits from its own en-suite shower room, while a modern family bathroom is positioned nearby for added practicality.

At the heart of the home, you will find a spacious dual-aspect sitting and dining room - a truly versatile living area complete with a feature fireplace and views over the rear garden. French doors open into the charming garden room, which leads out onto a sunny rear patio - a perfect spot for morning coffee or evening relaxation. The kitchen/breakfast room is both functional and inviting, with ample space for dining, a walk-in pantry, and direct access to the garden.

Upstairs, a large third bedroom offers excellent guest accommodation, complete with an en-suite, built-in wardrobe, and useful eaves storage.

Outside, the rear garden is a true highlight - south-facing, fully enclosed, and designed for easy enjoyment. A paved patio with pergola invites outdoor dining, while the lawn is bordered by colourful shrubs and flowers. Additional features include a workshop, brand new timber garage with power, outside store, and private parking for multiple vehicles on the driveway.











# 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



“The perfect blend of coastal charm and everyday convenience.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

D. Ref:- 2711-6041-1211-1426-1187

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: ///gradually.votes.ideal

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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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