



THE STORY OF

32 Hunstanton Road

Heacham, Norfolk

SOWERBYS



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32 Hunstanton Road

Heacham, Norfolk
PE31 7HH

Traditional Cottage

Beautiful Location

Two Reception Rooms

Three Bedrooms

Two Bathrooms

Attractive Garden

Ample Parking

Workshop

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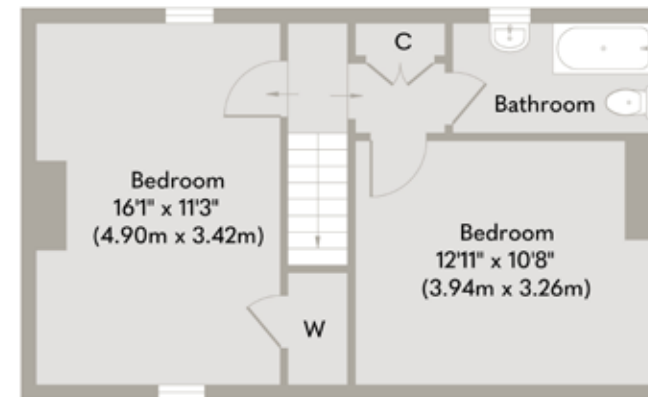
Tucked away in one of the area's most desirable and rarely available spots, this delightful character cottage offers the perfect blend of charm, comfort, and space. This beautifully extended home is a hidden treasure, ideal for those seeking peaceful surroundings without compromising on generous, versatile living accommodation.

Stepping inside, the warmth and character of the home become clear. The formal sitting room is a true highlight, featuring exposed beams, a stunning feature fireplace, and a cosy wood-burning stove providing the perfect spot to unwind on cooler evenings. The additional lounge/dining room offers a more relaxed space for family gatherings or entertaining, seamlessly connecting to the well-appointed kitchen.

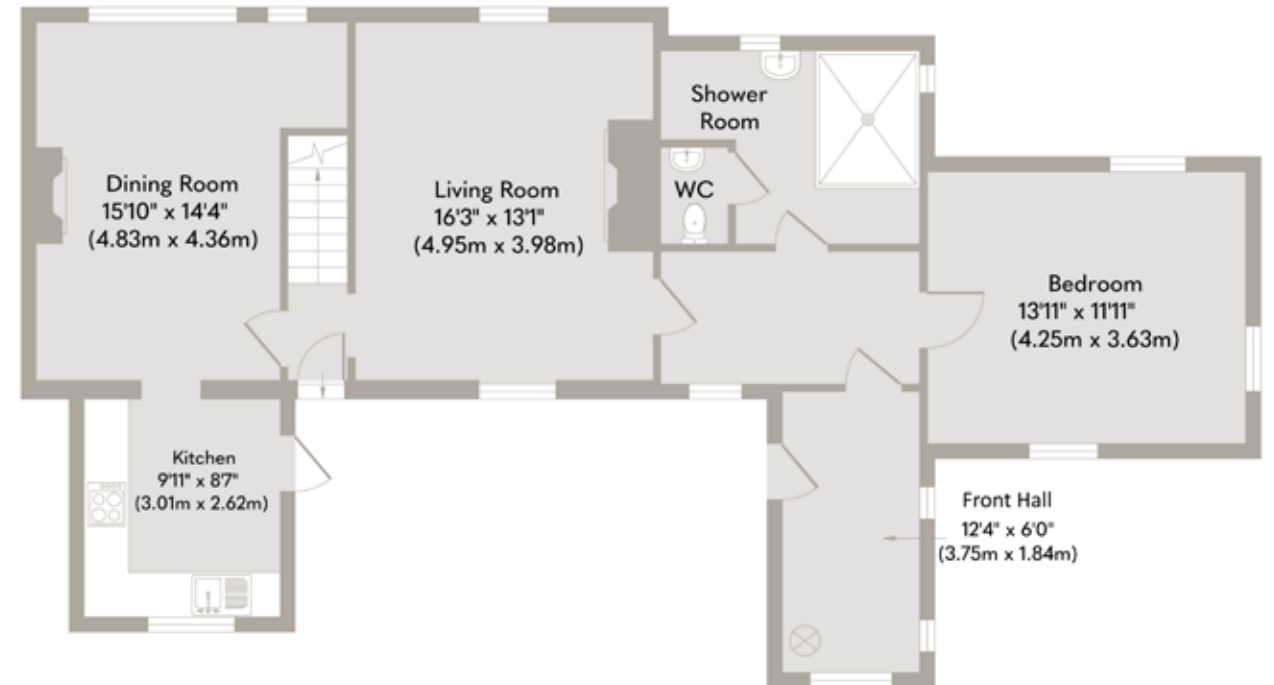
The ground floor also benefits from a spacious double bedroom and a shower room, providing flexibility for multi-generational living or guests. Upstairs, you'll find two further well-proportioned bedrooms, each filled with natural light and charm, along with a family bathroom. Every room feels homely and inviting, creating a warm atmosphere that makes this property stand out.

Outside, the attractive garden is a gardener's dream, filled with mature plants and shrubs, offering bursts of colour and scent throughout the seasons. A private driveway provides off-road parking, and a purpose-built workshop adds practicality and potential for hobbies or additional storage.





First Floor
Approximate Floor Area
428 sq. ft
(39.79 sq. m)



Ground Floor
Approximate Floor Area
930 sq. ft
(86.37 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



“This beautifully extended home is a hidden treasure...”



SERVICES CONNECTED

Mains electricity, water and drainage. Electric central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref: 9340-2111-6420-2904-2431

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: ///spit.sundial.birthdays

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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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