



THE STORY OF

# 3 Hitch Close

*Heacham, Norfolk*

SOWERBYS





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# 3 Hitch Close

Heacham, King's Lynn, Norfolk  
PE31 7JD

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Modern Cottage

Two Bedrooms

Fantastic Location

Lounge/Dining Room

Modern Kitchen

WC

Family Bathroom

Off Road Parking

Enclosed Rear Garden

Air Source Heat Pump

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Tucked away in a peaceful, private corner just a short stroll from the heart of the village, this delightful two-bedroom home forms part of a small, modern development that offers both tranquillity and convenience. Inside, the property boasts a spacious lounge-diner with french doors opening directly onto a low-maintenance rear garden—perfect for entertaining or unwinding on a summer evening. A stylish kitchen and a handy downstairs WC complete the ground floor.

Upstairs, you'll find two generously sized bedrooms and a contemporary family bathroom—ideal for couples, small families, or downsizers. With its prime location, smart layout, and modern finish, this property offers the best of village living: quiet, connected, and effortlessly comfortable.

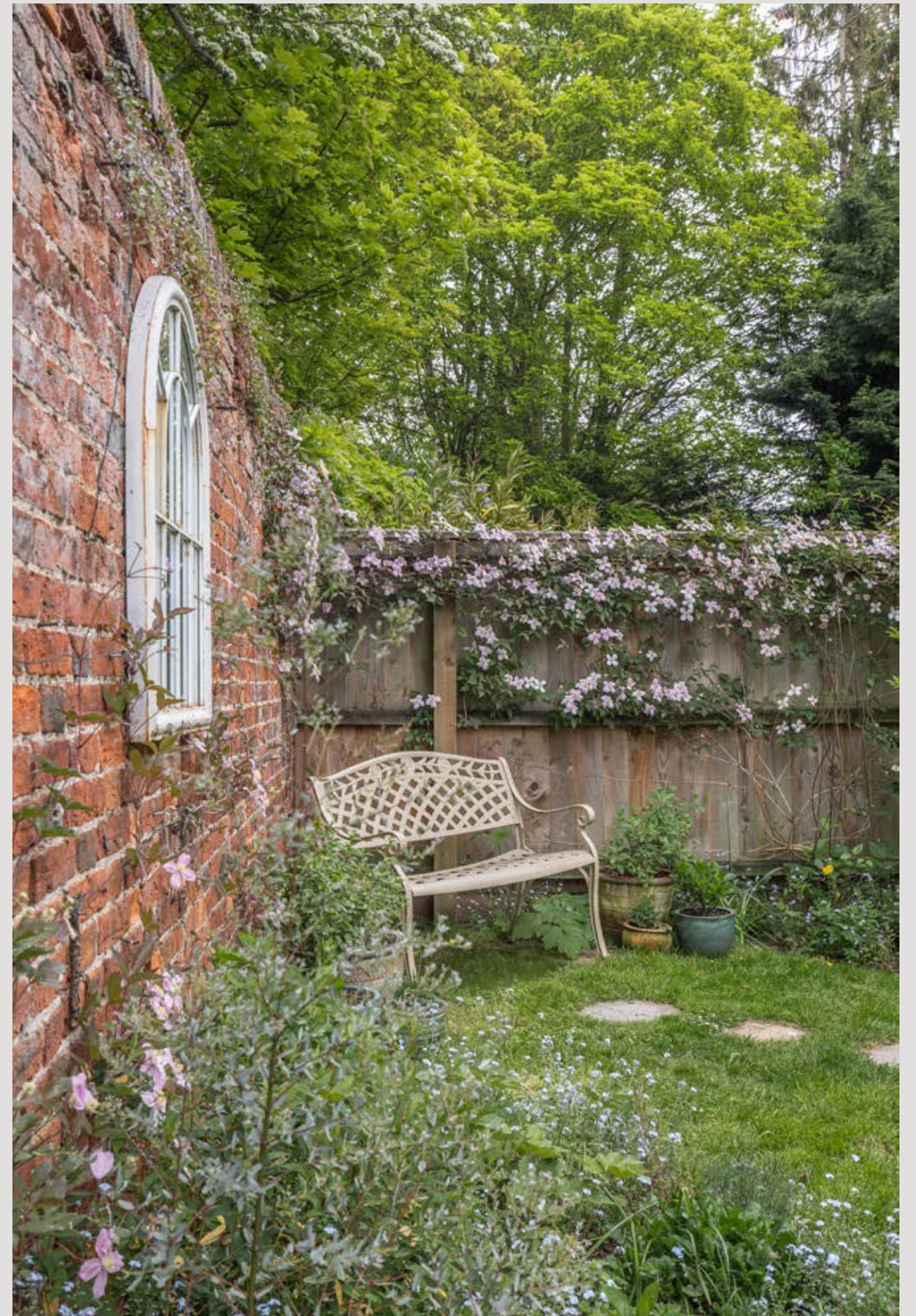
Imagine waking up and taking a leisurely stroll to the local bakery or coffee shop, just minutes from your door. Evenings can be spent dining al fresco in the garden or enjoying the friendly, close-knit feel of the village. It's the perfect blend of modern comfort and village charm.



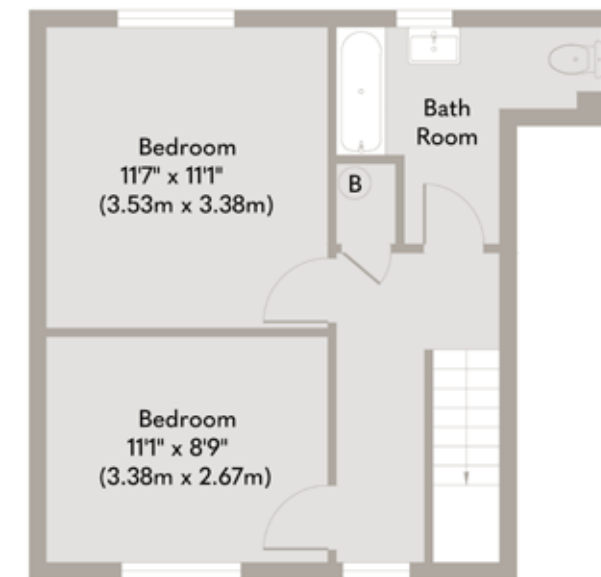




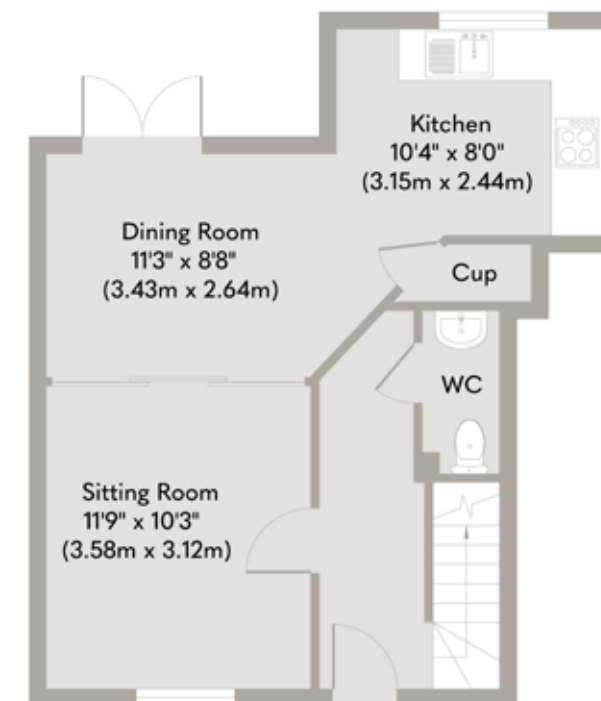
With its prime location, smart layout, and modern finish, this property offers the best of village living: quiet, connected, and effortlessly comfortable.







**First Floor**  
Approximate Floor Area  
377 sq. ft  
(35.07 sq. m)



**Ground Floor**  
Approximate Floor Area  
430 sq. ft  
(40.10 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 the Vendor



“Evenings can be spent dining al fresco in the garden or enjoying the friendly, close-knit feel of the village.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

B. Ref:- 0188-6981-7329-5143-9950

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: ///peachy.singled.snoozing

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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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