



THE STORY OF

2 Harrold Close

Heacham, Norfolk

SOWERBYS



THE STORY OF

2 Harrold Close

Heacham, King's Lynn, Norfolk
PE31 7HT

No Onward Chain

Two/Three Bedroom Chalet

Garage and Parking

En-Suite and Family Bathroom

Popular Village Location

Built in 2017/2018 with a Few Years
Remaining on its 10 Year NHBC Warranty

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



Tucked peacefully at the end of a quiet cul-de-sac, just moments from the heart of the village and within easy reach of the coast, 2 Harrold Close is a beautifully presented home that offers both flexibility and charm in equal measure. Built in 2017/2018 with a few years remaining of its 10 year NHBC warranty, the property still holds that fresh, almost-new feel, inviting you to simply move in and make it your own.

Step inside and you will find a wonderfully versatile ground floor layout that could suit a range of lifestyles. There are two well-proportioned rooms — currently configured as a second bedroom and a sitting room, but equally suited to a home office, snug or formal dining area, depending on your needs. The ground floor also offers a generous, contemporary bathroom and a bright, stylish kitchen with space for a breakfast table — the perfect spot for slow weekend mornings or a quick bite before heading out to explore the coast.

To the rear, the main living room is a true highlight — flooded with natural light, with a door opening out onto the private garden beyond. Upstairs, the principal bedroom is a peaceful retreat with its own en-suite shower room.

Outside, the garden is mainly laid to lawn with a patio for al fresco dining, and a side garden that offers useful additional space — ideal for a shed, vegetable patch or simply extra storage. A single garage with side access sits to the rear, along with off-street parking directly in front.

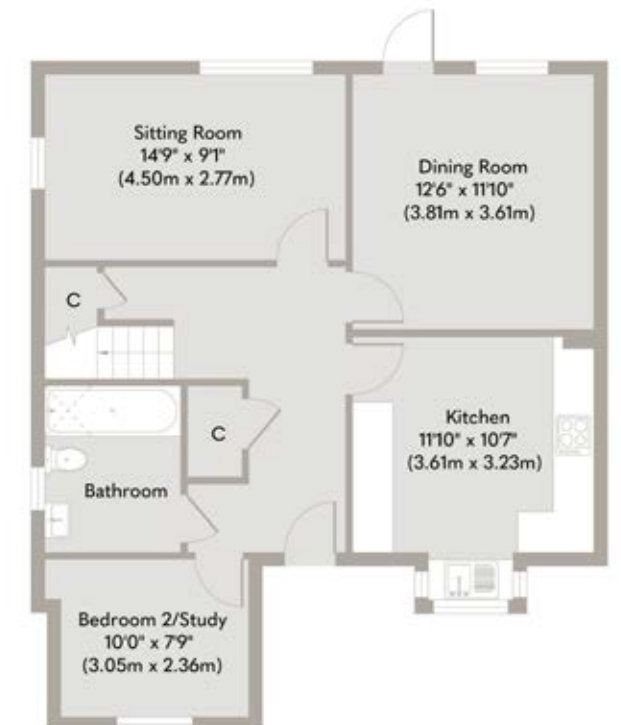
All this, with no onward chain and just a short walk from the local amenities and the beach, makes 2 Harrold Close a perfect home by the coast.







Garage
Approximate Floor Area
231 sq. ft
(21.46 sq. m)



Ground Floor
Approximate Floor Area
716 sq. ft
(66.51 sq. m)



First Floor
Approximate Floor Area
314 sq. ft
(29.17 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.

Copyright V360 Ltd 2025 | www.houseviz.com

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



“Outside, the garden is mainly laid to lawn with a patio for al fresco dining, and a side garden that offers useful additional space.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 9251-3844-7000-9623-8611

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: ///acquaint.rephrase.gravest

AGENT'S NOTE

The property was built in 2017/2018 and has a few years remaining on its NHBC warranty. There is a charge of approximately £100 per annum for the upkeep of the driveway and the communal areas.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

