



THE STORY OF  
*Perjo*  
*Heacham, Norfolk*

SOWERBYS





THE STORY OF

# Perjo

Kenwood Road, Heacham, Norfolk  
PE31 7DD

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Detached Bungalow

Village Location

Bespoke, Hand Finished Kitchen

Modern Layout

Immaculate Decorative Order

Three Bedrooms

Dressing Room to Principal Bedroom

Mature, Attractive Garden

Ample Driveway Parking

Detached Garage

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Tucked away on a peaceful residential road, just a short stroll from the heart of the village, this beautifully presented detached bungalow offers the perfect blend of style, comfort and convenience. Whether you're looking to downsize, relocate, or simply enjoy the ease of single-storey living, this superb home presents a wonderful turnkey opportunity in a highly desirable location.

Tastefully modernised by the current owners, the property is offered in immaculate decorative order throughout. Contemporary finishes have been thoughtfully combined with a warm and welcoming atmosphere, making it a home that feels both fresh and lived-in. At its heart is a spacious, open-plan kitchen/dining room – a sociable space that's perfectly suited to both everyday family life and entertaining guests. From here, the flow continues into a bright and airy sitting room, where natural light pours in, creating a calming and comfortable setting.

The accommodation includes three well-proportioned bedrooms, with the principal bedroom enjoying the added luxury of its own private dressing room. A sleek, fully updated family bathroom serves the remaining rooms and features quality fixtures and a clean, modern design.

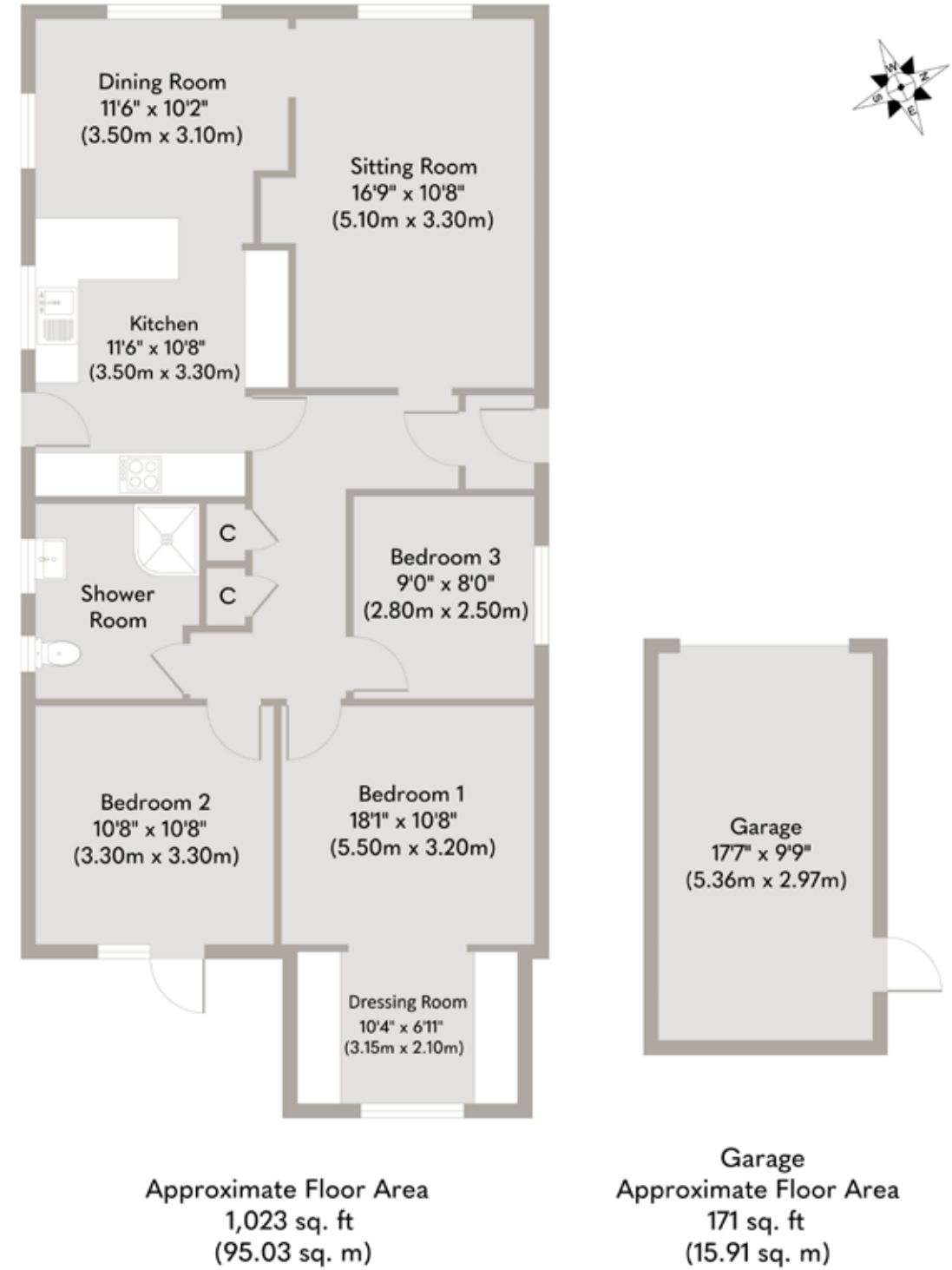
Outside, the property continues to impress. To the front, there is ample driveway parking and a detached garage, while to the rear lies a delightful enclosed garden. The space is thoughtfully divided, featuring a generous patio area - perfect for al fresco dining or relaxing in the sun - and a well-kept lawn bordered by mature planting, offering a lovely balance of outdoor living and greenery.

This is a home that offers so much more than meets the eye - peaceful, practical, and beautifully presented throughout. Early viewing is strongly encouraged.









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



Rear Elevation

“To the rear lies a delightful enclosed garden [...] that provides the ideal spot for al fresco dining or simply relaxing in the sun.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref: 8705-7420-3759-2928-6902

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: ///maple.free.eclipses

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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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