



THE STORY OF

15a Hunstanton Road

Heacham, Norfolk

SOWERBYS



THE STORY OF

15a Hunstanton Road

Heacham, Norfolk
PE31 7HH

Beautifully Presented Throughout

No Onward Chain

Three Double Bedrooms

Three En-suites

Downstairs WC

Courtyard Garden

Off-Street Parking

Close to Amenities

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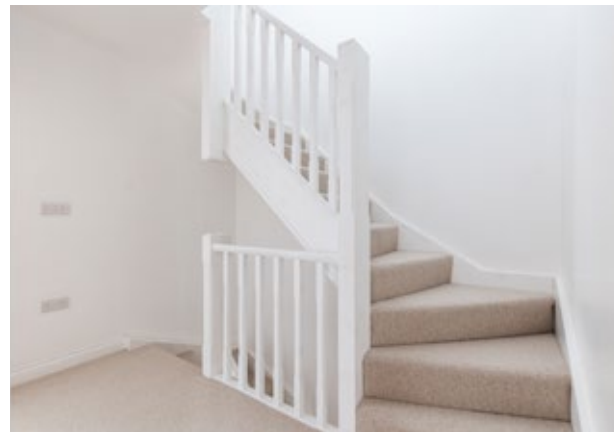


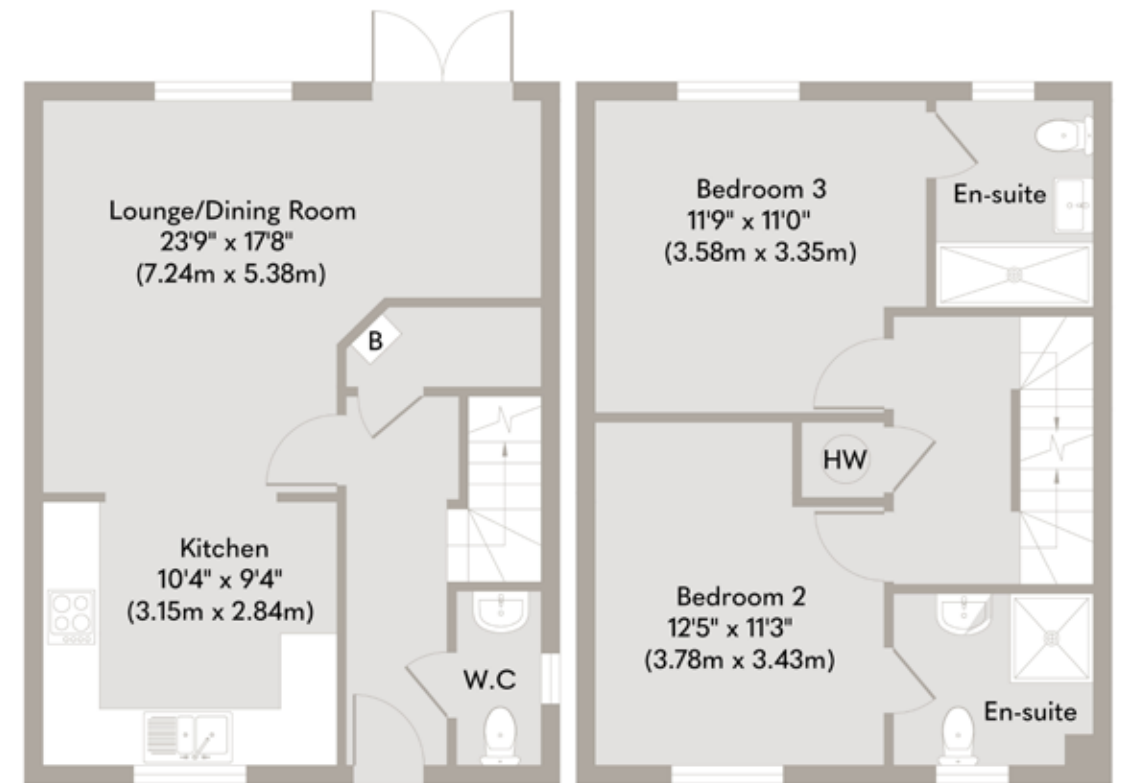
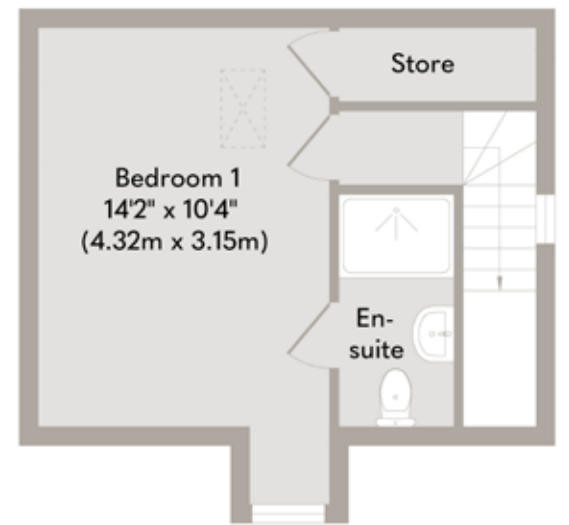
Beautifully presented throughout and thoughtfully laid out across three floors, this modern attractive carrstone three-bedroom semi-detached home offers stylish, low-maintenance living just moments from the heart of the town and a short stroll to the beach.

Stepping inside, you are welcomed into a bright and contemporary open-plan living space that effortlessly combines the kitchen, dining and sitting areas - perfect for entertaining or relaxing at home. Patio doors open directly onto the enclosed courtyard garden, making indoor-outdoor living a breeze. A convenient cloakroom completes the ground floor.

Upstairs on the first floor are two generous double bedrooms, each with their own en-suite shower room, ideal for guests or family members. The top floor hosts a further double bedroom with its own en-suite and a useful storage cupboard.

Outside, the property enjoys the rare benefit of two off-street parking spaces, ensuring convenience for both residents and visitors. With the beach within walking distance and local shops and amenities just around the corner, this immaculately maintained home is perfectly suited to those looking for a full-time residence or weekend retreat.





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-served 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 immaculately maintained home is perfectly suited to those looking for a full-time residence or weekend retreat.”



SERVICES CONNECTED

Mains electricity, water and drainage. Heating via electric Air Source Heat Pump.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref: 1200-4289-0022-0521-3653

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: ///operation.basics.numeral

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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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