



THE STORY OF
11 Sitka Close
Heacham, Norfolk

SOWERBYS



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11 Sitka Close

Heacham, King's Lynn
Norfolk, PE31 7AQ

Spacious Detached Bungalow

Excellent Decorative Order

Two Reception Rooms

Garden Room

Three Bedrooms

Two Bathrooms

Large Garage

Attractive Gardens

Quiet Location

Short Walk to the Beach

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Tucked away at the end of a quiet cul-de-sac, this beautifully extended and modernised detached bungalow offers generous and versatile living space, perfect for those seeking comfort and style.

The light and airy sitting room, complete with a charming wood-burning stove, provides a cosy retreat, while the separate formal dining room is ideal for hosting family and friends. A stunning garden room, featuring a roof lantern and doors leading out to a private patio, offers a wonderful spot to enjoy your morning coffee while taking in the beautifully landscaped garden.

The modern kitchen, overlooking the garden, is both stylish and practical. There are three well-proportioned bedrooms, a shower room, and an additional family bathroom.

The current owners, keen gardeners, have thoughtfully designed and planted the garden to make the most of the uninterrupted views towards the coast, creating a truly special outdoor space. The property also benefits from a private driveway and a spacious garage.

This is a rare opportunity to acquire a beautifully presented home in a tranquil setting – early viewing is highly recommended.





Approximate Floor Area
1,556 sq. ft
(144.55 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

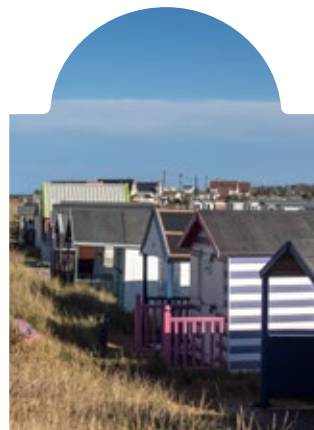
A BEAUTIFUL ARRIVAL TO A LOVELY VILLAGE

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



“Sitting on a corner plot makes the most of the surrounding views over the fields and towards the coast.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///grid.lasted.brambles

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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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