



THE STORY OF

3 Fir Close

Heacham, Norfolk

SOWERBYS



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3 Fir Close

Heacham, King's Lynn, Norfolk
PE31 7AG

Generous Corner Plot in a Peaceful Cul-De-Sac

Updated Throughout and Offered
with No Onward Chain

Light-Filled Lounge with New Wood Burner

Spacious Kitchen/Diner with Garden Access

Space for Large American Fridge
Freezer and Pantry Cupboard

Two Double Bedrooms, Main
with Built-In Wardrobes

Large Rear Garden with Garage Access
and Scope to Extend (STP)

Brand-New Outside Workshop
with Electric and Lighting

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Positioned on a quiet corner of Fir Close, this well-presented bungalow offers more than meets the eye. Set on a generous corner plot, the property boasts a footprint comparable to that of a three-bedroom home, delivering excellent internal space and practical versatility. Thoughtfully updated by the current owners, it is offered with no onward chain.

The light-filled lounge features a large front-facing window and a newly installed wood burner, creating a warm and inviting space for everyday living. At the heart of the home is the spacious kitchen/diner, recently refurbished with shaker-style cabinetry, solid wood worktops, and space for a large American-style fridge freezer. A handy pantry cupboard and double doors leading directly to the garden make this a superb setting for relaxed dining and entertaining.

Two well-proportioned double bedrooms are complemented by a modern family bathroom, with the main bedroom benefitting from built-in wardrobes.

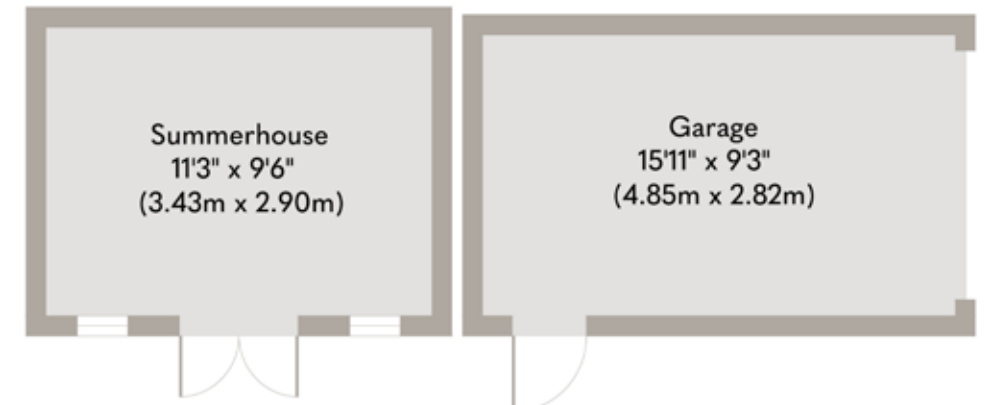
The rear garden is a particular highlight, generous in size and enjoying a good degree of privacy, with access to the single garage, which features an electric roller door. A separate side area offers potential for extension (subject to planning), while a newly constructed workshop, complete with power and lighting, provides excellent space for hobbies, storage, or home projects.

Combining comfort, space, and flexibility in a peaceful residential location, this is a home that offers immediate appeal, whether you're downsizing, relocating, or simply seeking a property ready to move into with nothing to do.

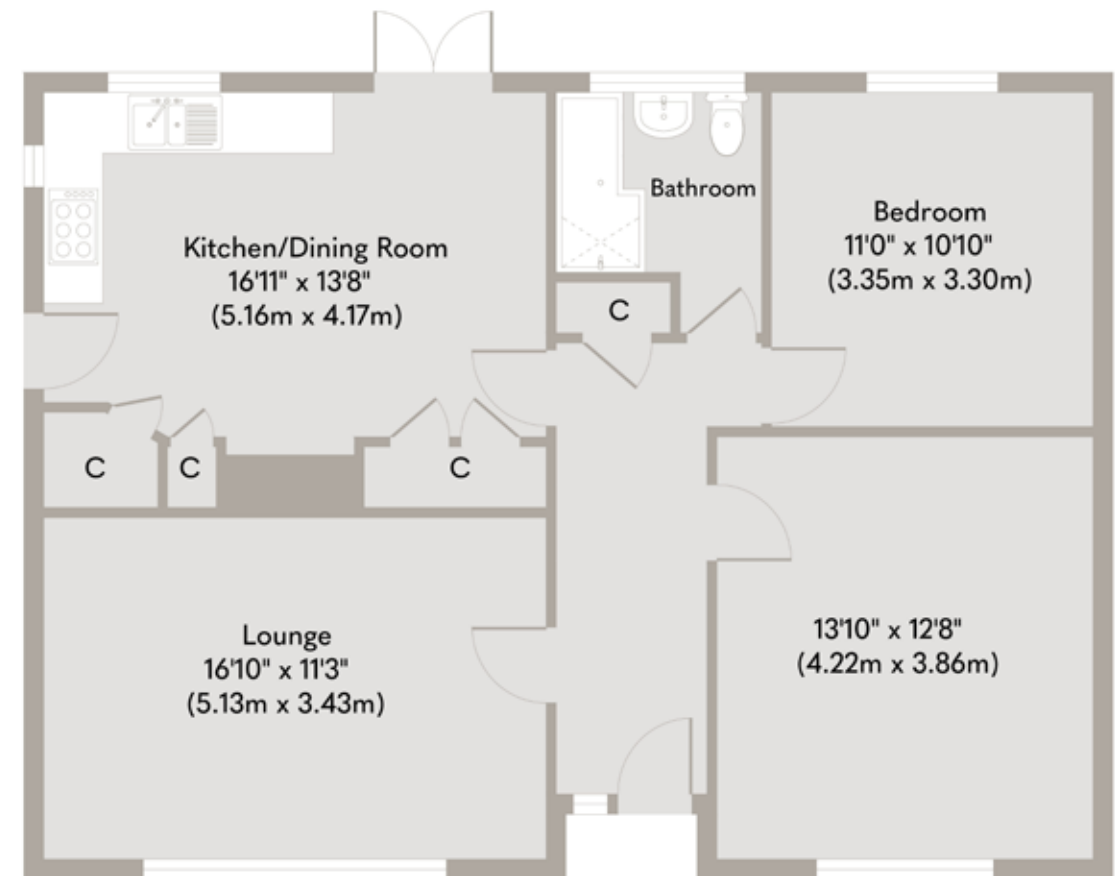


Two double bedrooms and a contemporary family bathroom ensure comfort and practicality, with built-in storage to the principal room.





Outbuilding
Approximate Floor Area
124 sq. ft
(11.47 sq. m)



Ground Floor
Approximate Floor Area
880 sq. ft
(81.73 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 Sowerbys



“Direct access to the garage and workshop ensures both beauty and practicality in this well-designed outdoor space.”



SERVICES CONNECTED

Mains water, gas, electricity and drainage.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 7900-6047-0922-5023-1273

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: ///cabbages.magnets.fizzle

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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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