



THE STORY OF

28 Kenwood Road

Heacham, Norfolk

SOWERBYS



S

28 Kenwood Road

Heacham, Norfolk
PE31 7DD



Three Bedroom Bungalow with Principal Bedroom Featuring an En-Suite
Large Sitting Room and Garden Room
Attractive Garden
Garage and Ample Off Road Parking



Situated just a short stroll from the lively village centre and nestled on a tranquil road, this bungalow presents an ideal option for retirement or a weekend getaway.

A generously sized sitting room, illuminated by dual aspects, welcomes an abundance of natural light. The adjoining spacious garden room with access to the patio area, adds to the charm of the home. The well-proportioned kitchen conveniently opens to the rear garden.

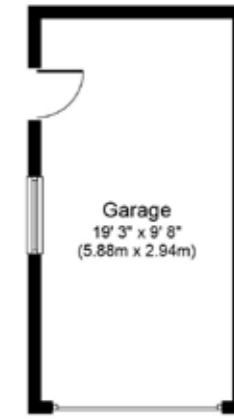
The expansive downstairs bedroom boasts two front-facing windows, a dressing area, and an en-suite bathroom. Ascending to the first floor reveals a roomy landing leading

to two double bedrooms and a family bathroom.

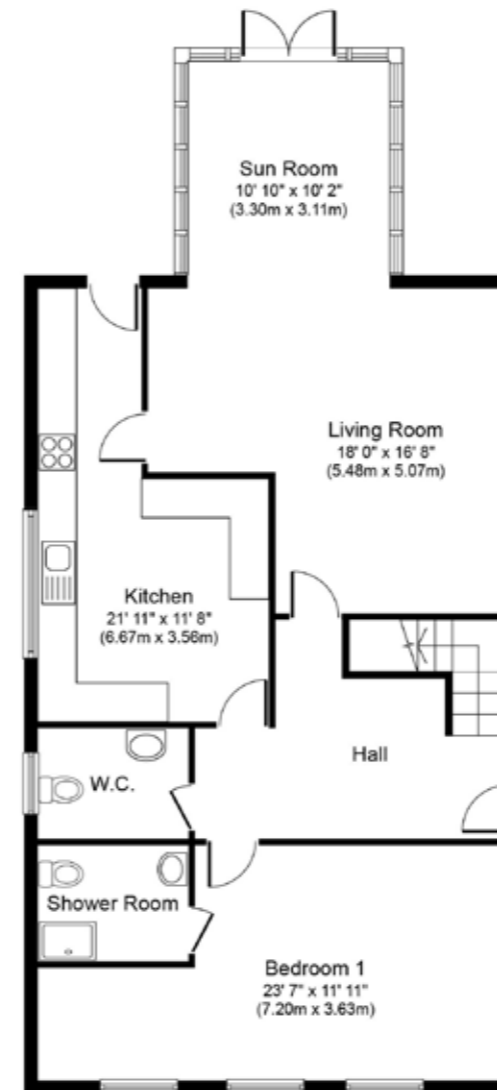
A substantial driveway at the front and side leads to a garage equipped with lights, power, and a rear access door. The meticulously maintained rear garden, a testament to the owners' care, features a lush lawn, a delightful patio for entertaining, various seating areas, and ample space for a vegetable plot and greenhouse.

This property, cherished by its owners, has provided a haven of peace and quiet while seamlessly integrating into the vibrant community.

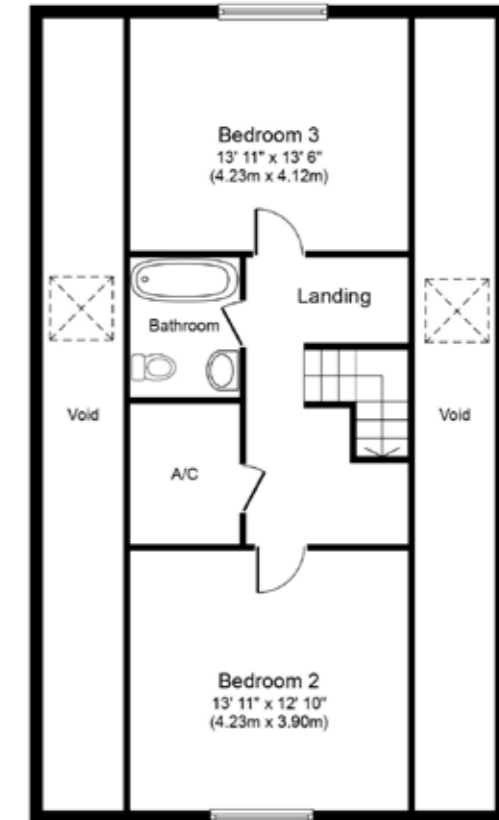
SOWERBYS HUNSTANTON OFFICE
01485 533666
hunstanton@sowerbys.com



Garage
19' 3" x 9' 8"
(5.88m x 2.94m)
Garage
Approximate Floor Area
186 sq.ft.
(17.3 sq.m.)



Ground Floor
Approximate Floor Area
1,060 sq.ft.
(98.4 sq.m.)



First Floor
Approximate Floor Area
913 sq.ft.
(84.8 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.

ALL THE REASONS

Heacham

IN NORFOLK
IS THE PLACE TO CALL HOME



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



“The garden is lovely to enjoy the changing seasons.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 9380-2482-4300-2097-7165

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: ///wiggling.treats.puppets

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



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