



The Maples
Heacham | Norfolk | PE31 7EW

FAMILY HOME IN A QUIET CUL-DE-SAC



In the popular West Norfolk coastal village of Heacham, this beautifully presented detached chalet is located on a quiet residential cul-de-sac with a private rear garden which backs on to open fields. The living accommodation comprises three/four bedrooms (the master with a walk-in wardrobe) and a family bathroom on the first floor, while downstairs there is a very spacious sitting room, a snug/bedroom, a kitchen/diner, a further bathroom, utility room and a garden room with a lantern roof. In addition, there is a garage which abuts two highly versatile timber outbuildings which have both served as home offices/studios. With a small lawned garden to the front and a paved driveway which provides off-street parking for several vehicles, the garden to the rear features a large sandstone terrace (partially covered) and a neatly maintained lawn with planted borders. A stunning and extremely well-presented family home or weekend retreat superbly positioned in this coastal village, and only a five-minute drive to the beach. Early viewing is essential.



KEY FEATURES

- Stunningly presented and naturally light three/four-bedroom house
- Full renovation and extension to high specification
- Versatile configuration offering ground floor bedroom/snug and bathroom
- Fabulous kitchen diner with island and separate utility room
- Three bright double bedrooms to the first floor
- Further shower room to the first floor
- Log cabin with infra-red sauna and further accommodation
- Additional bright studio/home office
- South facing, dog safe garden with uninterrupted countryside views
- Peaceful and desirable location within this thriving north Norfolk village
- Total Accommodation extends to 1829sq.ft

Flexible Living in a Safe Location

“We loved the views across fields, the quietness of the cul-de-sac on the edge of the village and the fact we could walk to everything – the beach, the shops, the medical surgery, the buses, etc.” the present owners said when asked what drew them to The Maples where they have lived since late 2015. “It felt – and has proven to be – a very safe location and with the friendliest of neighbours throughout the avenue.”

The house and garden was a ‘renovation project’, and in 2016 they had a new boiler and heating system installed, new windows and doors, a new kitchen and bathrooms, new lighting, new tiled floors downstairs and wooden floors upstairs, and the house and garage lofts both boarded with lighting and sockets installed. The whole house was insulated, a hot tub and infra-red sauna installed, two outdoor cabins built and equipped as home offices, a veranda installed, etc. Basically, the owners replaced everything in the house, and also landscaped the south facing garden.

“The dining room and utility/boot room were added in 2020. Our previous home had a dining room which ‘sat’ in the garden with views all around, and we wanted to recreate this. We spend much of our time in that room, enjoying its light, its warmth, its views and the big Norfolk skies.”

“The Maples is a house which can be cosy when just two of us are home – reading in the snug in wintertime, enjoying the warmth of the dining room whilst watching wildlife in the fields.”





And so together they build a life they love



KEY FEATURES

It is also a fabulous house for parties and for large family gatherings – as the sitting room is large, the bifold and French windows open wide to ‘bring the outside in,’ and children can play and adults can relax. The snug doubles as a fourth bedroom and the larger cabin as a fifth when having the children and grandchildren staying.

When asked what has set their property apart for them, the owners replied, “The house with its garden are both low maintenance, feel very secure and sit in an ideal location. The Maples was to be our forever home; we both dreamed of living at the seaside when we retired. In fact, we purposely bought a property which could accommodate ‘ground floor living’ – future proofing should either or both of us need a downstairs bedroom and bathroom. We will miss living here because of everything described above. However, now our children have families of their own, we need and want to be closer to them.”

The Garden

“The south facing rear garden is landscaped to be low maintenance,” the owners said. Everything in the well-stocked garden they planted. Spending many hours, all year round, sitting under the veranda enjoying the views and clean, fresh air. Deer roam in the fields, owls hunt at dawn and twilight, skylarks sing, and birds of prey give incredible aerial displays. According to the season, Pink-footed Geese fly over The Maples in their thousands – moving daily between feasting on the fields inland and roosting on the sandbanks of the wash. Likewise, we are treated to the spectacle of the murmuration of Knots. We live within a mile of Wild Ken Wood and and two miles of Snettisham RSPB.

Round and About

“We enjoy Sandringham Estate, RSPB and National Trust properties and, as regards local services, there is a bus route nearby with frequent services across West and North Norfolk, and there are direct trains to Ely, Cambridge and London from King's Lynn,” the owners said. A popular coastal village located within a designated Area of Outstanding Beauty approximately two miles south of the coastal resort of Hunstanton, Heacham offers a range of amenities including a convenience shop, fish and chip shop, and a post office, in addition, to a GPs' surgery, and infant and junior schools. The Church of St Mary the Virgin is at the heart of the community where local legend has it that the Indian Princess, Pocahontas, worshipped at the church with a memorial dedicated to her still on view.

















INFORMATION



On The Doorstep

Located between King's Lynn and Hunstanton, the lively village of Heacham enjoys some thriving businesses and two of its own beaches that won the Best Beach in Norfolk award in 2006. Among the local amenities you find Heacham Middle School, a bakery, supermarket, Heacham Football Club, parish library, caravan parks and annual carnival and fete events. The Church of St Mary the Virgin is at the heart of the community where local legend has it that the Indian Princess, Pocahontas worshipped at the church and you will still find a memorial there today. The Norfolk Lavender Farm is a short drive away, while the well-known Hunstanton and Brancaster golf courses are an approximate 10 minute drive.

How Far Is It To?

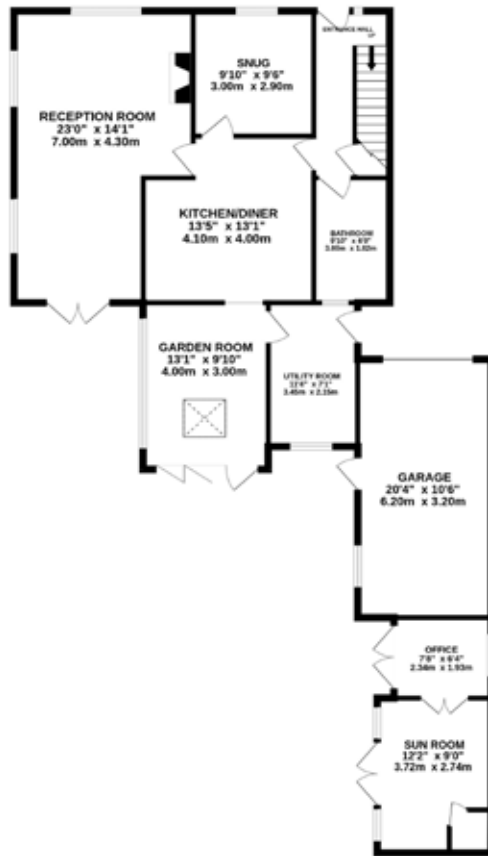
Sandringham estate lies approximately 6 miles away, while the popular seaside resort of Hunstanton is only 2 miles north with its beach and rock pools, swimming pool, indoor leisure centre, theatre and Sea Life Centre. Alternatively, King's Lynn (less than 15 miles south) can offer a wide variety of schools, cultural and leisure facilities, plus a main line railway station with links to London King's Cross taking 1 hour and 40 minutes. The Cathedral City of Norwich lies approximately 43 miles to the south east with all the local amenities you would expect of a county capital including main line station to London Liverpool Street and an expanding airport to the north side of the city with national and international flights.

Directions - Please Scan The QR Code Below

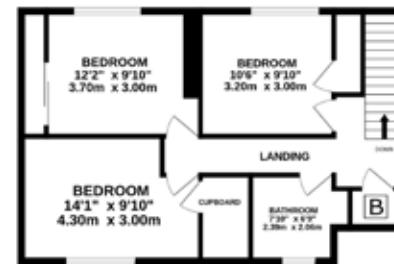
Services, District Council and Tenure
GFCH, Mains - Water and Drainage
Kings Lynn and West Norfolk Council
Council Tax Band D
Freehold



GROUND FLOOR
1254 sq.ft. (116.5 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.

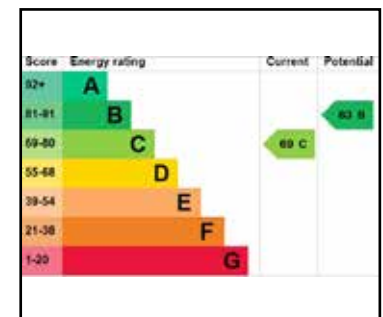


TOTAL FLOOR AREA: 1829 sq.ft. (169.9 sq.m.) approx.

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