



Introducing
College Drive
Heacham

SOWERBYS

Welcome to this charming two-bedroom semi-detached bungalow, nestled in the highly sought-after village of Heacham. This delightful property offers the perfect retreat, with its modern conveniences and fully furnished interiors designed for comfort and ease.

The bungalow features a contemporary, fitted kitchen equipped with all the essentials for modern living, making meal preparation a pleasure. The living spaces are thoughtfully furnished, providing a cosy and inviting atmosphere for relaxation or entertaining.

The exterior of the property boasts low-maintenance gardens, with AstroTurf lawns both at the front and back, ensuring a lush, green appearance all year round without the hassle of regular upkeep. Whether you're looking for a peaceful escape or a stylish home in a desirable location, this bungalow in Heacham is an ideal choice.

HEACHAM

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.

COUNCIL TAX

Band B.

AGENT'S NOTES

Fully Furnished (crockery, pots, pans etc)

Astroturf front and back "lawn"

Integrated washing machine, electric oven & hob, freestanding fridge freezer

The fireplace is electric

Kitchen and Living Room are open plan, L Shape Room

LOCATION

What3words: nuzzled.pounces.prune

ENERGY EFFICIENCY RATING

To be confirmed. The reference number or full certificate can be obtained from Sowerbys upon request.

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.



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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