



**School Road, Heacham, PE31 7DE**



**welcome to**

**School Road, Heacham**

Approaching 2500sqft, this exceptional detached property on the North Norfolk coast offers versatile accommodation - perfect for family life & entertaining. With up to 6 bedrooms, a high-vaulted kitchen/family area, 3 bathrooms & a stunning garden, this beautiful home offers modern living throughout



Nestled along the breathtaking North Norfolk coastline, this exquisite detached property in the picturesque village of Heacham offers a lifestyle of coastal charm and versatility. Spanning nearly 2,500 square feet, the home provides expansive living space and a range of accommodation options to suit a variety of needs. Whether you're in search of a family haven or require additional rooms for guests or home offices, this property can be adapted to your lifestyle.

At the heart of the home, the impressive, high-vaulted ceiling in the kitchen and family area creates an extraordinary sense of space and light, making it the perfect place to entertain or simply unwind. The space flows seamlessly into the beautifully landscaped garden, providing a serene escape to enjoy the stunning outdoors. The property further boasts three luxurious bathrooms, a spacious dining room for family meals, and a cozy sitting room to relax in.

With up to six bedrooms, this home is ideal for growing families or those seeking room for visiting friends. The large galleried landing offers even more space to spread out, while the utility room ensures practicality and ease. Located just moments from the area's renowned coastal walks, water sports, and fresh local seafood, this property offers the perfect blend of

### **Entrance Hall**

### **Sitting Room**

24' 6" max x 13' 6" max ( 7.47m max x 4.11m max )

### **Dining Room**

14' 1" max x 12' 1" max ( 4.29m max x 3.68m max )

### **Kitchen / Family Area**

30' 3" max x 13' 6" max ( 9.22m max x 4.11m max )

### **Utility Room**

### **Shower Room**

### **Bedroom Four / Office**

9' 10" x 8' 5" ( 3.00m x 2.57m )

### **Bedroom Six**

13' x 10' 4" ( 3.96m x 3.15m )

### **First Floor Landing**

### **Bedroom One**

13' 7" x 9' 9" ( 4.14m x 2.97m )

### **Bathroom**

### **Bedroom Two**

14' 3" x 10' 6" ( 4.34m x 3.20m )

### **Shower Room**

### **Bedroom Three**

15' 11" x 7' 9" ( 4.85m x 2.36m )

### **Bedroom Five / Dressing Room**

9' 7" x 8' 8" ( 2.92m x 2.64m )

### **Garage**

17' 2" x 10' 1" ( 5.23m x 3.07m )



***view this property online*** [williamhbrown.co.uk/Property/HUN106587](http://williamhbrown.co.uk/Property/HUN106587)



**welcome to**

## **School Road, Heacham**

- Detached property approaching 2,500 square feet
- Prime coastal village location
- Open plan kitchen / family area
- Utility room
- 3 bathrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£749,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HUN106587](https://williamhbrown.co.uk/Property/HUN106587)



Property Ref:  
HUN106587 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01485 534506**



[hunstanton@williamhbrown.co.uk](mailto:hunstanton@williamhbrown.co.uk)



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**