



Benstead Close, Heacham

SOWERBYS

Upon arrival at the property, prospective tenants are immediately welcomed into an entrance hall, which is home to a cloakroom with a wash basin and WC. This leads to the well-proportioned ground floor accommodation. The modern fitted kitchen features an abundance of both cupboard and worktop units, ideal for those looking to display their culinary skills. The fully equipped kitchen is offered with an integral gas hob, electric oven, fridge freezer, slimline dishwasher, and a washing machine. The dining area provides the ideal spot for reception while the chef is cooking up a storm.

Located to the rear of the property, the cosy sitting room, complete with French doors leading to a private enclosed garden, is perfect for relaxing after a day of exploring the enchanting North Norfolk coastline.

Stairs located in the entrance hall lead prospective tenants to the first-floor bedroom and bathroom accommodation. The second bedroom, a versatile double room, has been furnished traditionally with twin beds and enjoys an aspect out over the private enclosed garden. The third bedroom is a single room which could alternatively be utilised as an office/study for those working remotely. Completing the first-floor accommodation is the family bathroom, comprising a shower over bath, wash basin, and WC.

Stairs from the first-floor landing lead prospective tenants to a mezzanine-style principal bedroom suite. The principal bedroom, an extensive double room, is furnished traditionally and benefits from fitted cupboards, in addition to the luxury of an en-suite comprising a shower, wash basin, and WC.

The neighbouring driveway provides off-road parking for two vehicles. The private rear enclosed garden features a generous patio area, a low-maintenance lawn, and an array of mature shrubbery.

Please note, that the landlord is retaining the single garage for personal use; therefore, the garage is not included in any prospective tenancy.

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

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.

AGENT'S NOTE

No pets.

Fully furnished.

Gas central heating.

12 month initial tenancy.

Available November 15th 2024.

COUNCIL TAX

Band C.

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.

LOCATION

What3Words: [///gloves.insurance.debate](#)



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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