



Malthouse Close, Heacham

SOWERBYS

Upon arrival at the property, prospective tenants are immediately welcomed into an entrance porch with the well-proportioned single-storey accommodation beyond. Without doubt the hub of this spectacular North Norfolk retreat is the open plan living area, which allows for much-desired entertainment and reception throughout all times of the day. The modern fitted kitchen is home to an abundance of both cupboard and worktop units in addition to a central island, perfect for those looking to display their culinary skills. The kitchen is equipped with a cooker, gas hob, electric oven, in addition to a fridge freezer. Bathed in natural light, the open-plan sitting area, complete with an operational wood-burner, provides the ideal spot for relaxing after a day of exploring the nearby coastline.

Neighbouring the kitchen, prospective tenants will find a separate dining room complete with french doors leading to a private rear decking area. Accessible from the dining room is the first of two bathrooms within the bungalow, which comprises a walk-in shower, wash basin, WC and a heated towel rail.

Both the primary and second bedrooms within the property are generous double rooms which have been furnished traditionally. Complementing the two bedrooms is another bathroom featuring a free-standing bath tub, wash basin and WC. The third bedroom has been converted into a home study with the inclusion of gym equipment, brilliant for those working remotely.

Externally, the property benefits from a gravel driveway providing parking for two vehicles. The private rear enclosed garden is home to a low-maintenance lawn, a raised decking area, a timber structure storage shed and mature shrubbery.

Offered on a fully furnished basis, the property is available May 30th on an initial 12 month 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 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.

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.

AGENTS NOTE

Available May 30th

Pets by negotiation.

Gas central heating.

12 month initial tenancy.

Fully furnished property.

COUCNIL TAX

Band D.

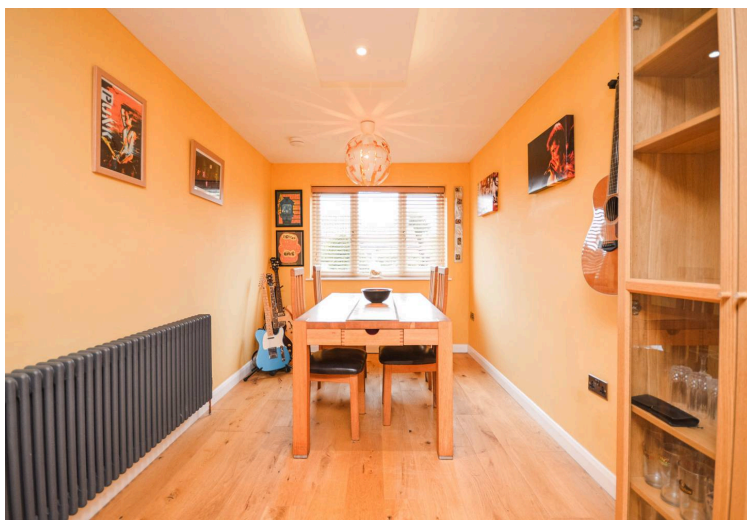
ENERGY EFFICIENCY RATING

D. 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: [///shield.emeralds.drag](https://www.what3words.com/#!/en/3shield/emeralds/drag)



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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

