



THE STORY OF
31 Jennings Close
Heacham, Norfolk

SOWERBYS



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31 Jennings Close

Heacham, Norfolk
PE31 7SU

Offered with No Onward Chain

Generous Sitting Room

Well-proportioned Kitchen/Dining Room

Three Bedrooms

Family Bathroom

Study Room

Downstairs WC

Driveway

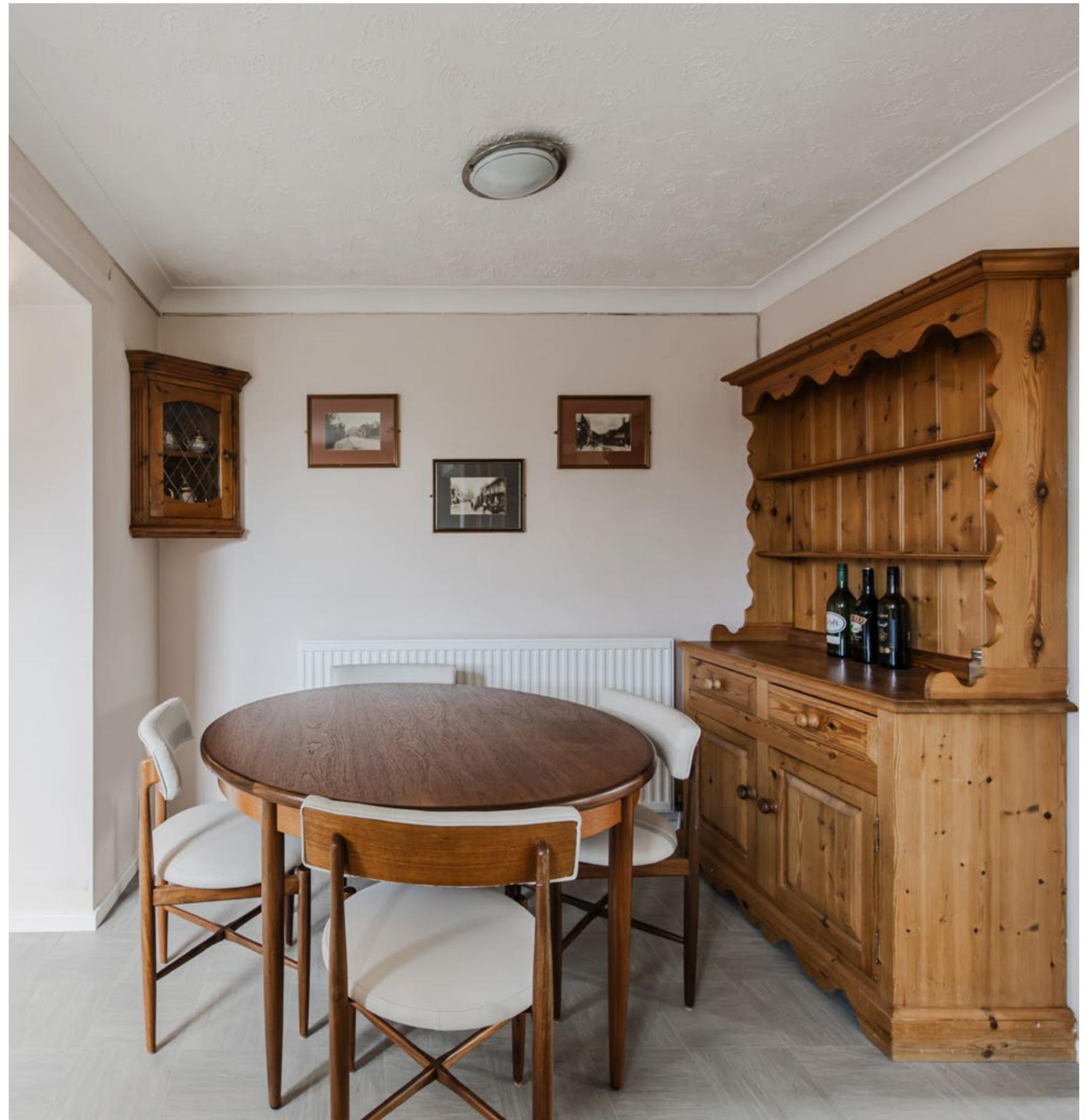
Enclosed Rear Garden

Short Walk from the Beach and Village Centre

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Situated just a short walk from the beach and the village centre, this deceptively spacious and extended family home offers well-presented accommodation ideal for a growing family.

The ground floor features a generous sitting room, perfect for relaxing and entertaining, alongside a well-proportioned kitchen diner that provides a sociable hub of the home. In addition, there is a useful small office space, ideal for those working from home, and a convenient ground floor WC.

To the first floor are three bedrooms and a family bathroom, offering comfortable living space for family life.

Externally, the property benefits from a driveway to the side providing off-road parking, together with an enclosed rear garden offering a private outdoor space for children, pets, or summer entertaining.

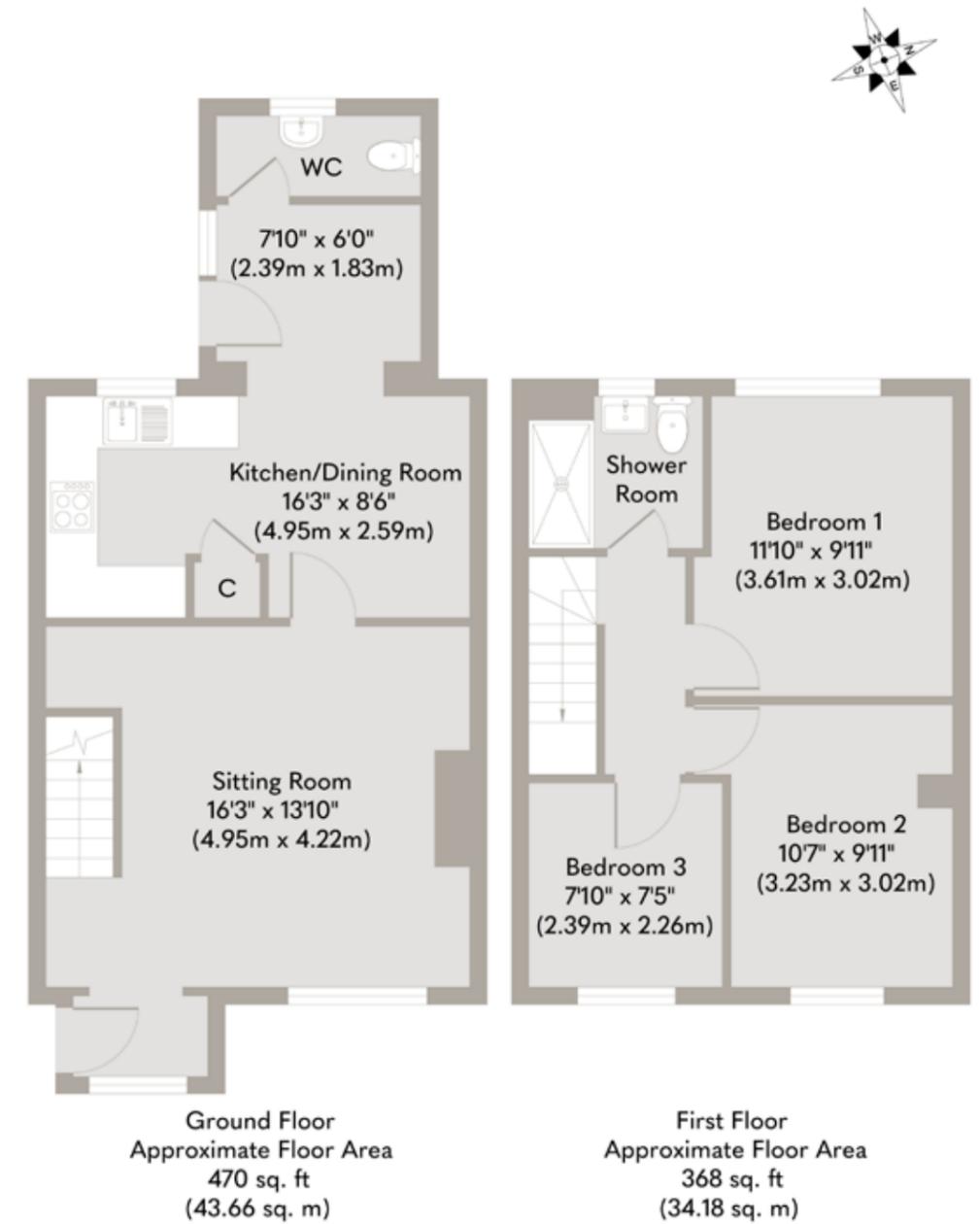
Presented in excellent decorative order throughout, this attractive home is offered with no upward chain, making it an ideal opportunity for buyers seeking a straightforward move.

The property is located in Heacham, a North Norfolk coastal village. Heacham is a charming village known for its relaxed coastal lifestyle and strong sense of community. Just moments from the wide sandy beaches overlooking The Wash, the village offers a wonderful blend of traditional character and everyday convenience, with local shops, welcoming pubs and cafés, and a well-regarded primary school. Surrounded by beautiful countryside and coastal walks, Heacham is an ideal setting for those seeking a peaceful coastal retreat while remaining within easy reach of the wider attractions of the North Norfolk coast.



A deceptively spacious
and extended family
home just a short walk
from the beach and
village centre.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Heacham

A BEAUTIFUL ARRIVAL TO A LOVELY VILLAGE

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.



Note from Sowerbys



“An ideal setting for a peaceful coastal retreat on the North Norfolk coast.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 0310-2791-3670-2496-6051.

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///frosted.abstracts.pillow

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SOWERBYS

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