



INTRODUCING

# 3 Marram Way

*Heacham, Norfolk*

# SOWERBYS



THE STORY OF

# 3 Marram Way

Heacham, Norfolk  
PE31 7AN

**Detached Bungalow in Close Proximity to the Beach**

**Recently Redecorated with New Carpets Throughout**

**Open-Plan Kitchen, Sitting Room and Dining Space**

**Two Comfortable Double Bedrooms**

**Driveway Parking and Detached Garage**

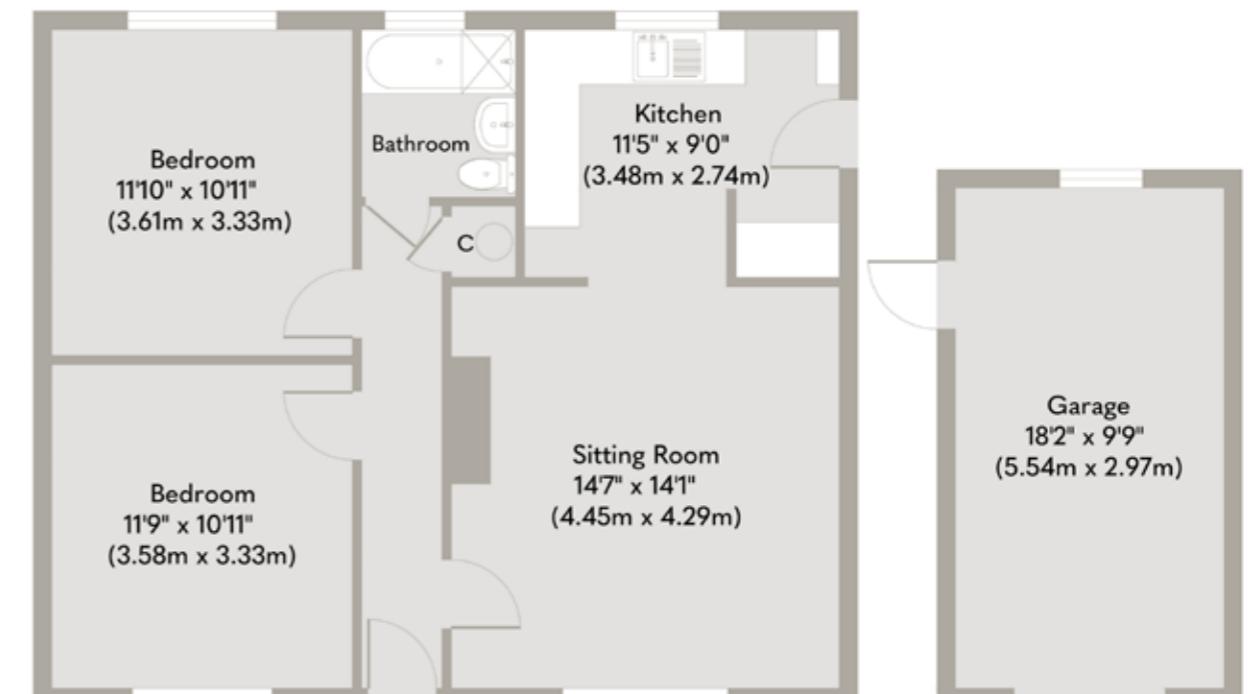
**Rear Lawned Garden with Potential to Personalise**

Just moments from the beach, 3 Marram Way is a detached two-bedroom bungalow offering easy, single-level living in a well-regarded coastal setting. Recently redecorated and fitted with new carpets throughout, the property feels fresh and ready to enjoy, while also offering clear scope for a buyer to update the kitchen and bathroom to their own taste.

Inside, the accommodation flows comfortably, with two well-proportioned double bedrooms, a family bathroom and an open-plan kitchen, sitting room and dining area that creates a sociable heart to the home.

Outside, the rear garden is laid mainly to lawn, providing a simple, low-maintenance outdoor space. A driveway and detached garage add further practicality, completing a home that combines location, potential and an enviable coastal lifestyle.





Approximate Floor Area  
684 sq. ft  
(63.51 sq. m)

Garage

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-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.

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



"A home that combines location, potential and an enviable coastal lifestyle."



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

D. Ref:- 9340-2593-9500-2925-5511

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: ///kite.pages.crumples

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# SOWERBYS

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