



THE STORY OF

# 73 College Drive

*Heacham, Norfolk*

**SOWERBYS**



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# 73 College Drive

Heacham, Norfolk  
PE31 7BY

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No Onward Chain

Desirable Village Location

Two Bedrooms

Family Bathroom

Ample Off-Road Parking

Enclosed Low Maintenance Rear Garden

Easy Access to Coast

Double Glazing Throughout

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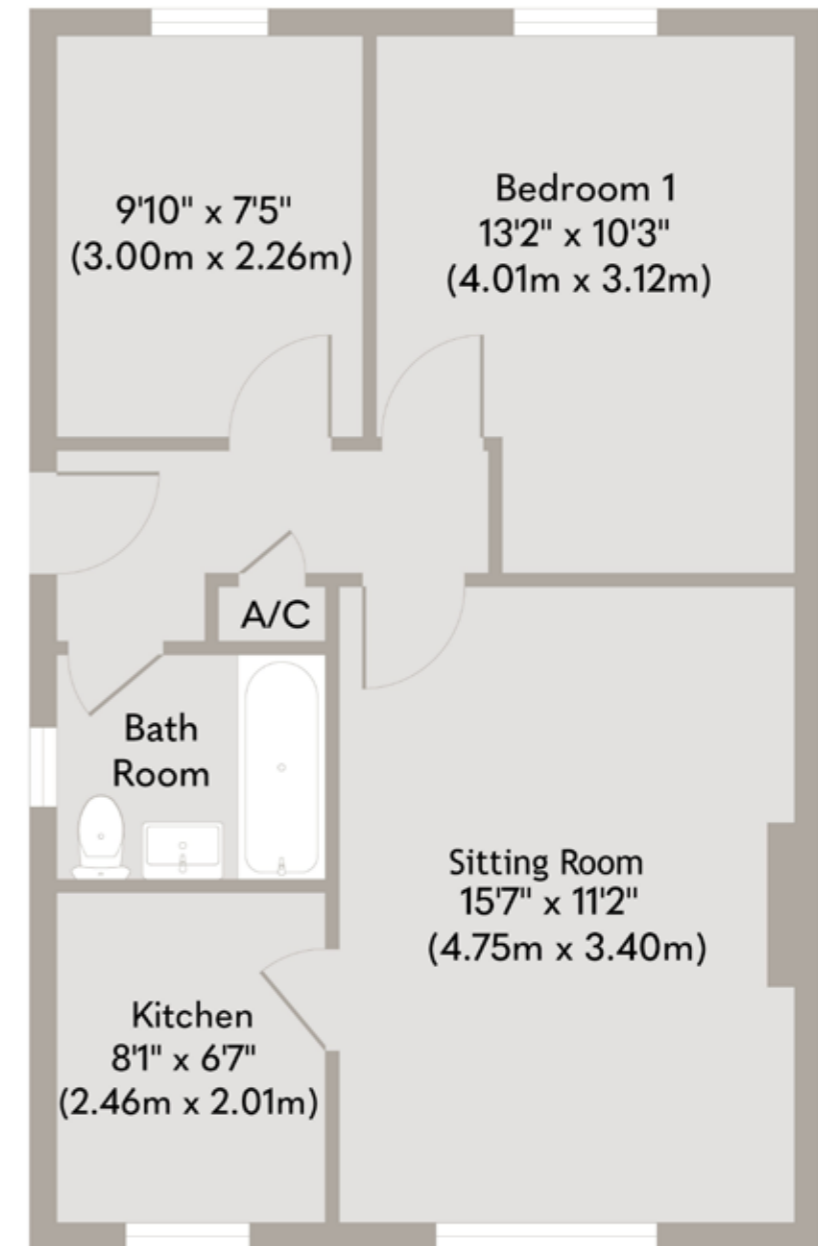
Set along one of the village's most desirable and well-regarded roads, and within a short, level stroll of the centre, this appealing two bedroom bungalow offers an excellent opportunity for those seeking a comfortable and conveniently placed retirement home. The property provides well-balanced accommodation throughout, with a generously proportioned sitting room forming the heart of the home - a light and inviting space, ideal for both day-to-day living and more relaxed entertaining. A well-appointed kitchen serves the property, complemented by a family bathroom and two bedrooms, allowing for a flexible arrangement to suit a variety of lifestyle needs, whether for visiting guests, hobbies, or a study.

Outside, the property continues to impress. To the front, there is ample off-road parking, providing ease and practicality, while to the rear lies a fully enclosed garden, predominantly laid to lawn. This offers a private, secure and easily maintained outdoor space, perfect for enjoying warmer months without the burden of extensive upkeep.

Offered to the market with no onward chain, the bungalow is ready for immediate occupation, making it an especially attractive proposition for those wishing to move with minimal delay and begin enjoying village life straight away.

Heacham itself remains one of the area's most sought-after coastal villages, known for its strong sense of community and excellent range of local amenities. These include independent shops, cafés, a post office and medical facilities, all within easy reach. The village also benefits from its proximity to the Norfolk coastline, with Heacham's beaches and scenic coastal walks offering a wonderful backdrop for leisure and relaxation, further enhancing its appeal as a place to settle and enjoy a slower pace of life.





**Approximate Floor Area**  
**526 sq. ft**  
**(48.86 sq. m)**

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 the Vendor



Titchwell marsh, April 2024

“Our favourite place to explore nearby is Titchwell RSPB, it has lovely walks and bird watching opportunities.”



### SERVICES CONNECTED

Mains electricity, water, drainage and gas. Heating via gas and electric heaters.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

E. Ref:- 0360-2794-4670-2426-5041.

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: ///highbrow.charities.renamed

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# SOWERBYS

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