



INTRODUCING

4 Lodge End

Heacham, Norfolk

SOWERBYS



THE STORY OF

4 Lodge End

Heacham, Norfolk
PE31 7BZ

Quiet and Desirable Cul-de-Sac Location

Well-Presented Two-Bedroom Bungalow

Spacious and Versatile Accommodation

Comfortable Single-Storey Living

Bright and Welcoming Sitting Room

Separate Dining Room and Fitted Kitchen

Converted Garage with Utility Area

Additional Shower Room and Family Bathroom

Mature Private Rear Garden with

Ample Off-Road Parking

Offered with No Onward Chain

SOWERBYS HUNSTANTON OFFICE

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Tucked away in a quiet and sought-after cul-de-sac location, this well-presented two-bedroom bungalow offers spacious and versatile accommodation, ideal for those seeking single-storey living.

The property comprises a welcoming sitting room, separate dining room, fitted kitchen, two well-proportioned bedrooms, and a family bathroom. The former garage has been thoughtfully converted to provide a useful utility area and an additional shower room, adding further practicality and flexibility to the accommodation.

Outside, the bungalow enjoys a mature and private rear garden, offering a peaceful setting for relaxation and outdoor entertaining. To the front, there is ample off-road parking.

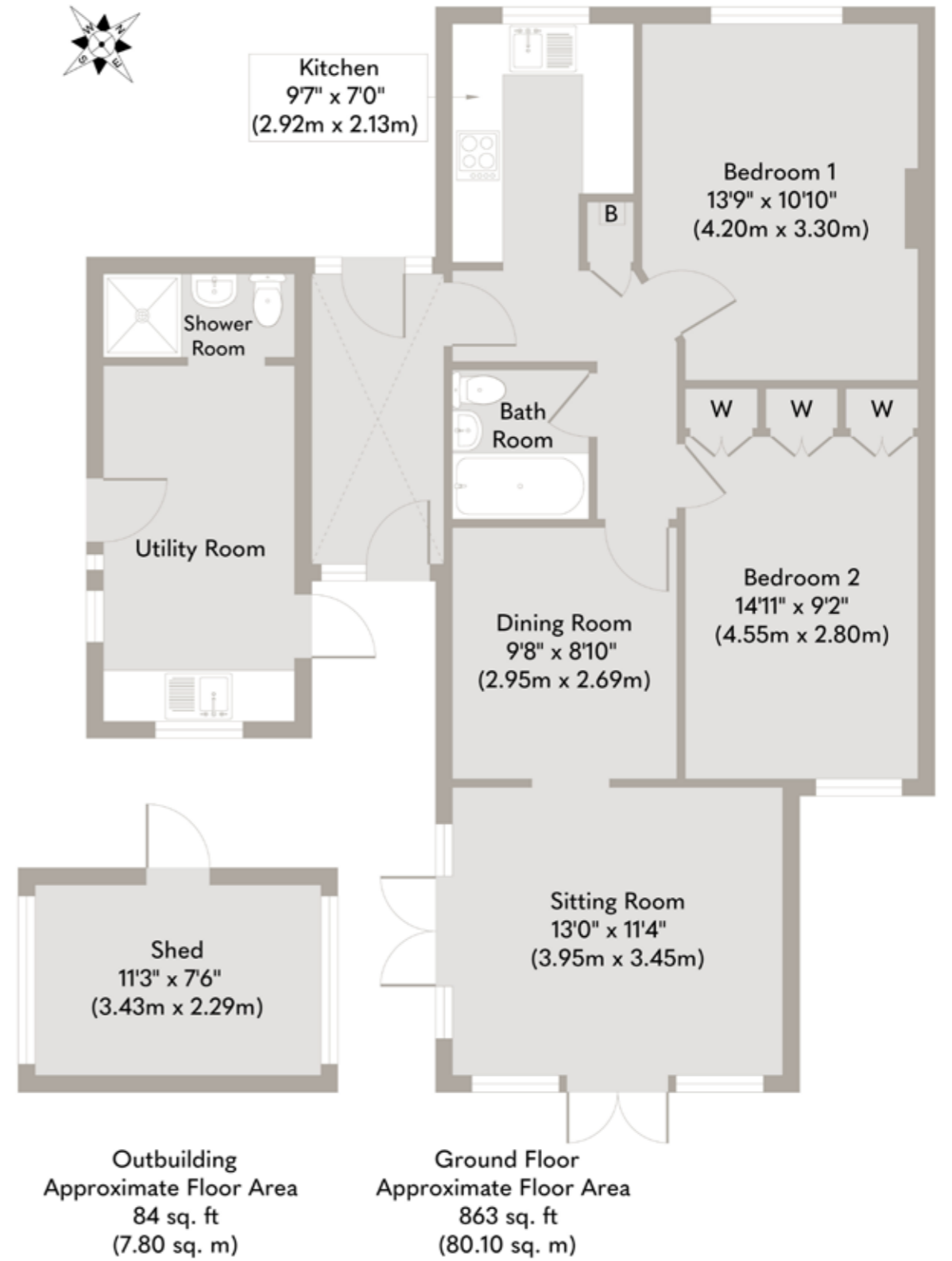
Offered to the market with the added benefit of no upward chain, this is an excellent opportunity for buyers looking for a straightforward move into a desirable residential location.







A private garden retreat,
perfect for peaceful
afternoons and summer
evenings.



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



“Mature surroundings create a tranquil setting to relax and unwind.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 7792-3027-5205-7877-1204

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: ///basket.newer.flask

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SOWERBYS

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