



INTRODUCING

# 12 Broadway

*Heacham, Norfolk*

# SOWERBYS



THE STORY OF

# 12 Broadway

Heacham, Norfolk  
PE31 7JJ

Non-Estate Bungalow in  
the Heart of the Village

Three Spacious Double  
Bedrooms with Flexible Layout

Large Sitting Room and  
Kitchen/Dining Room

Conservatory and Useful  
Separate Utility Room

Generous Rear Garden  
with Excellent Potential

Ample Parking and Garage

SOWERBYS HUNSTANTON OFFICE

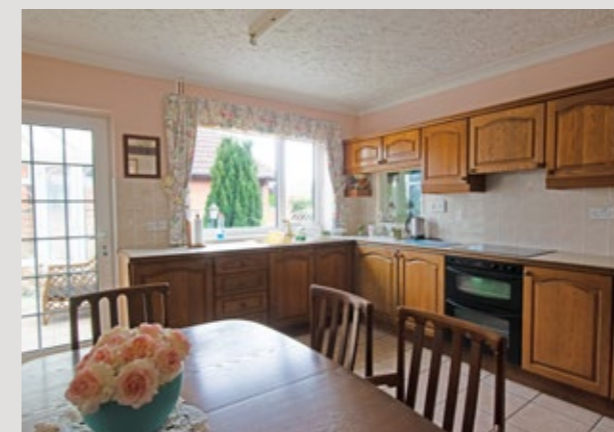
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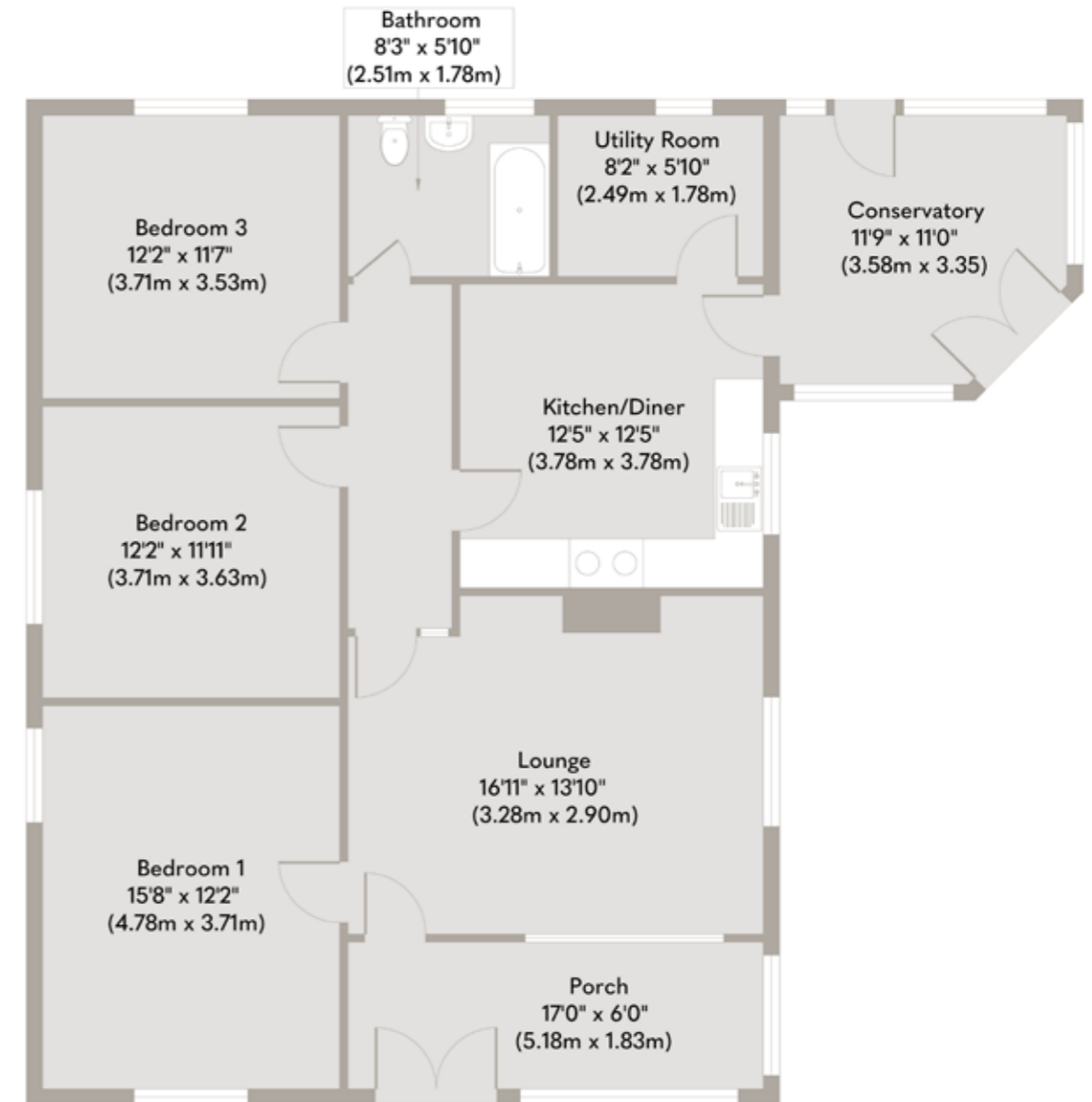
hunstanton@sowerbys.com

A spacious, non-estate bungalow, 12 Broadway is set in the heart of Heacham, offering generous accommodation and an exciting opportunity for a new owner to update and shape the home to their own taste. Positioned within easy reach of village amenities and the coast, it is a home with plenty of space both inside and out.

The accommodation is well-proportioned throughout, with three comfortable double bedrooms served by a family bathroom. The principal bedroom is particularly spacious and has previously been used as an additional reception room, highlighting the flexibility of the layout. A welcoming sun porch leads through to the large sitting room, while the kitchen/dining room provides plenty of space for everyday living and family meals. A useful utility room and a side conservatory overlooking the rear garden add further practicality.

Outside, the property sits on a generous plot with a spacious rear garden offering plenty of room to enjoy or reimagine. Two separate driveways provide ample off-street parking alongside a garage. Offered with no onward chain, this is a home full of potential in a well-established village setting.





Approximate Floor Area  
1304 sq. ft  
(121.10 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-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



“... a home full of potential in a well-established village setting.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref:- 9736-6427-5600-0311-0206

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: ///finer.wisely.sleeping

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# SOWERBYS

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