



THE STORY OF
15 Wilton Road
Heacham, Norfolk

SOWERBYS



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15 Wilton Road

Heacham, Norfolk
PE31 7AD

Updated Family Home

Located within Walking Distance
of Beach and Shops

Bright Sitting Room Opening into Dining Area

Spacious Hallway, Entrance Porch
and Downstairs WC

Kitchen and Large Utility Room
with Potential to Update

Three Bedrooms and a Stylish New
Bathroom with Bath and Shower

Driveway Parking, Garage and
Rear Garden with Patio Area

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15 Wilton Road is a beautifully updated family home, thoughtfully improved by the current owners to create a bright, calm and welcoming place to live. Set within easy walking distance of Heacham beach and the village shops, it offers the ease of coastal living with everyday convenience close at hand.

A useful entrance porch opens into a spacious hallway, immediately giving a sense of light and space, alongside a smartly updated ground-floor WC. The sitting room flows naturally into the dining area, creating a sociable layout ideal for family life, while recent decoration, new oak doors throughout and new flooring add a fresh, relaxing feel. The kitchen enjoys an outlook over the rear garden and is complemented by an impressively sized utility room with internal access to the garage. Both spaces are perfectly functional as they are, while also offering clear scope for a new owner to update and place their own stamp on the heart of the home.

Upstairs, there are three bedrooms, including two doubles and a single room perfectly suited as a nursery, study or home office. These are served by a beautifully finished new bathroom, complete with a freestanding bath and separate shower.

Outside, the front of the property provides off-street parking for several vehicles and access to the single garage. To the rear, the garden is mainly laid to lawn with a patio area, offering a blank canvas for keen gardeners or a simple space to enjoy the warmer months.

A well-balanced family home in a popular village setting, ready to move straight into while still offering exciting potential to personalise further.



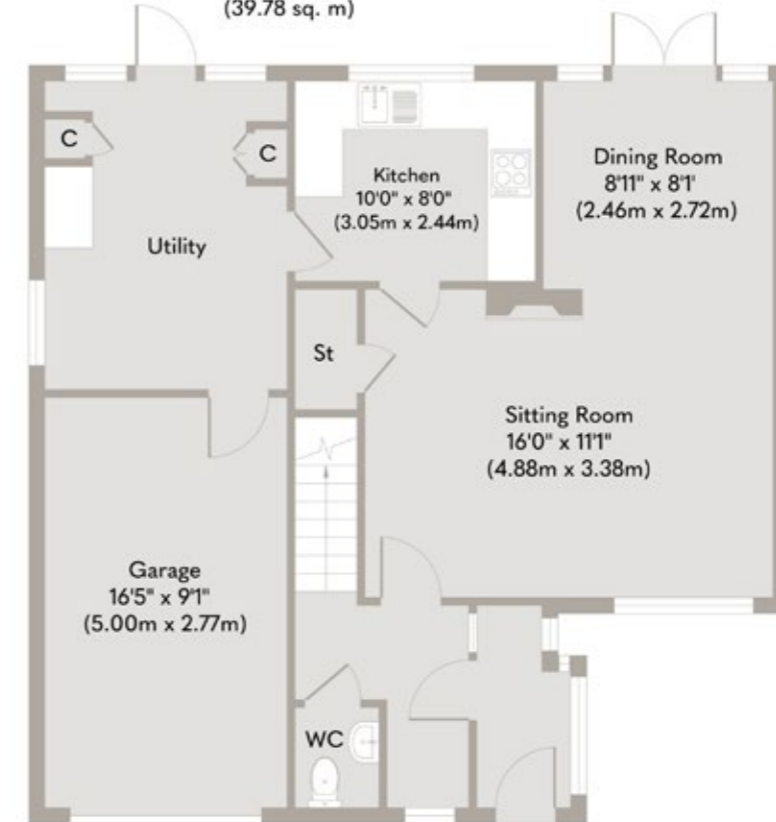


Our favourite spot in the house is the principle bedroom, because of the sunset views across the wash.





First Floor
Approximate Floor Area
428 sq. ft
(39.78 sq. m)



Ground Floor
Approximate Floor Area
659 sq. ft
(61.19 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 the Vendor



“The home is located along a quiet, peaceful street with great neighbours and easy reach to the beach and shops.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0834-5629-1300-0253-3292.

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: ///snips.slogans.scatters

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SOWERBYS

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