



THE STORY OF

Avocet House

Heacham, Norfolk

SOWERBYS



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Avocet House

14 St. Marys Close, Heacham
PE31 7HL

Four Bedroom Substantial Detached Home

Beautifully Presented

Gated Community

Ample Parking and Double Garage

Open Plan Kitchen/Dining area

Corner Plot Private Garden

Four En-suite Bathrooms

Sonos and Rako Lighting and
Sound Control Systems

Built by Renowned Local Builders

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com









Nestled within a prestigious gated development, Avocet House is a stunning example of modern design infused with barn-style proportions. Built by the highly regarded Wright family, known for their craftsmanship in North Norfolk, this home showcases meticulous attention to detail, further enhanced by the current owners with thoughtful upgrades like handmade solid oak doors, bespoke kitchen and wardrobes, and beautifully landscaped outdoor spaces.

Lighting is controlled by an integrated Rako System, including external garden features. There is also a universal Sonos sound system.

As you step inside, you are immediately struck by the impressive, vaulted, entrance hallway, filled with natural light. The sense of space and airiness here extends throughout the entire home, creating a welcoming and open atmosphere.



On the ground floor, the living space is generously laid out into three distinct areas. The open-plan kitchen/dining room is the heart of the home, with a stunning curved granite-topped island as the focal point. Full-width bi-folding glass doors in the dining area blur the line between inside and out, making the space perfect for entertaining or simply enjoying the garden views. A walk-in larder and a range of built-in Miele appliances, including oven, microwave combination oven, warming drawer, freezer, fridge/freezer, dishwasher, wine fridge and induction hob with integrated extractor, all add extra convenience to the beautifully designed kitchen.

A large utility room, complete with Miele washing machine and tumble drier, offers additional storage space.

The sitting room is bathed in natural light, and the central feature fireplace creates a cosy, yet elegant, setting. Double doors lead out to the garden, offering a seamless connection to the outdoor space.

The downstairs accommodation also includes a study/home office, with bespoke, solid oak fitted units and desk, and a cloakroom/wc. There is a glazed link, joining the house to the double garage and workshop, which has doors opening to the drive and to the rear garden. Also, from the link, a door leads into a spacious garden room, which has glazed sliding doors opening onto the patio. This room enjoys wonderful views of the garden and offers the perfect spot to relax and entertain guests during summer months.









Upstairs, a large central landing overlooks the entrance hall. Four generous double bedrooms await. All bedrooms benefit from en-suite bathrooms which primarily feature Lefroy Brooks sanitary ware and fittings. There are built-in wardrobes, with the main bedroom having a walk-in dressing area. Each room offers lovely views, either of the stream and wooded area to the front or of the peaceful rear garden, with its backdrop of mature trees.



Avocet House is positioned on a substantial corner plot, behind electric gates with a keypad control entry system. There is a double garage and the large, sweeping driveway offers ample off-road parking. The rear garden is beautifully secluded, providing an oasis of privacy, with a lovely central plane tree that looks beautiful when illuminated at night-time. Multiple patio areas, enhanced by the presence of olive trees in raised lavender and rosemary beds, make outdoor entertaining a joy.

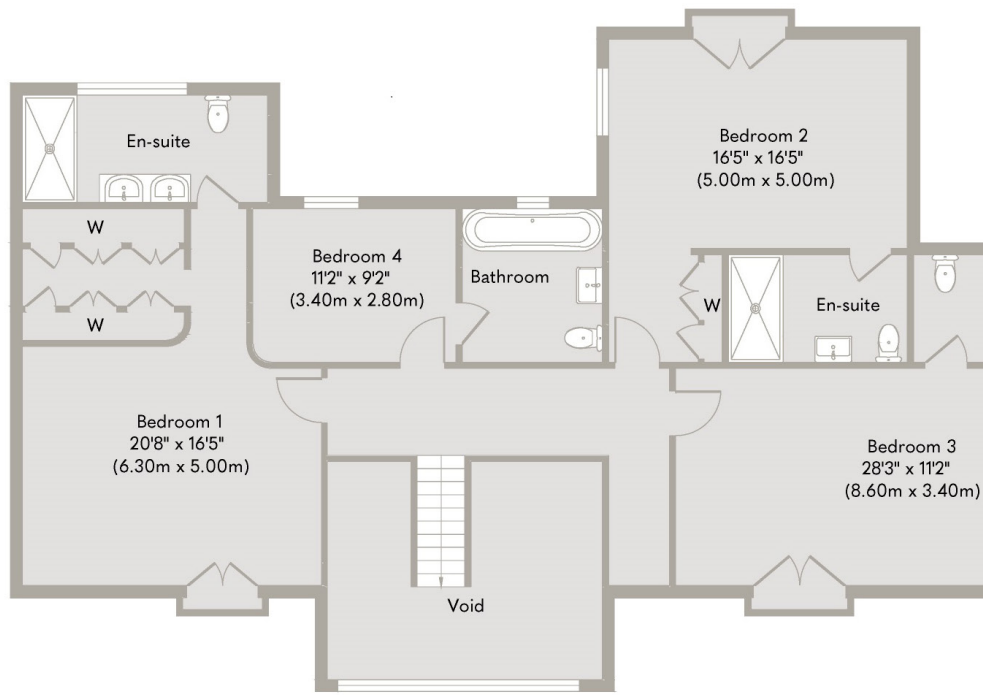
Living at Avocet House means enjoying a life of comfort, elegance and privacy in a home that effortlessly balances modern luxury with timeless character.



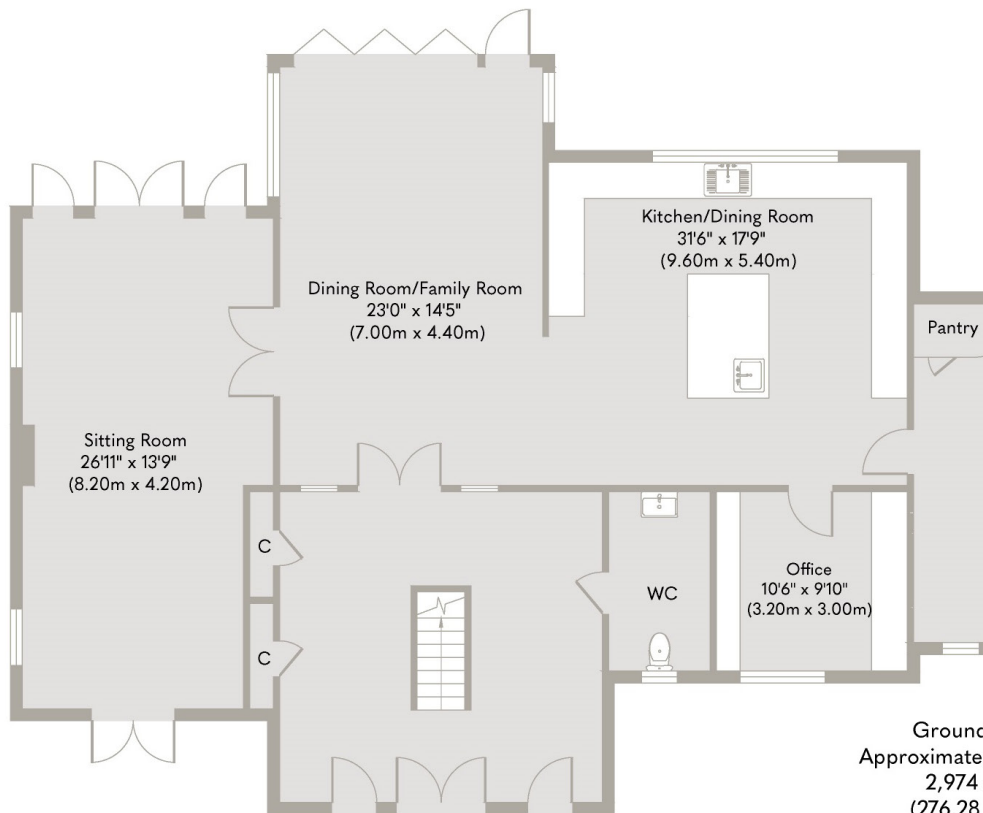


A stream borders part of the garden. If you are up early, you can often see a heron, sometimes two, standing at the side of the stream. It's wonderful to see them in flight.



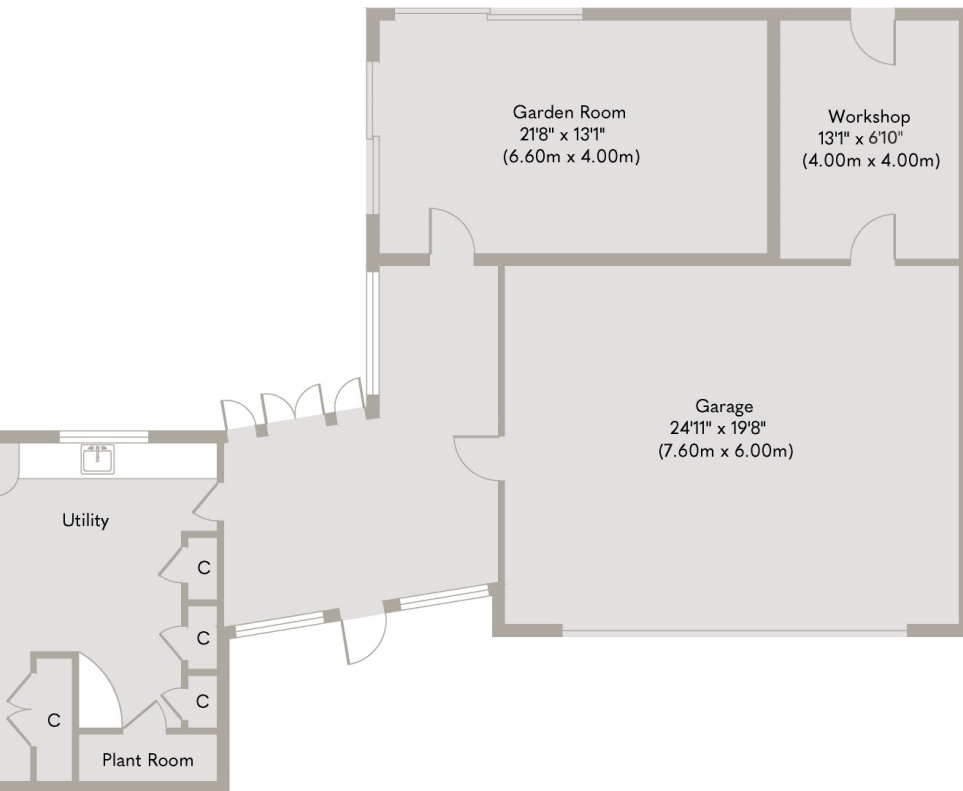
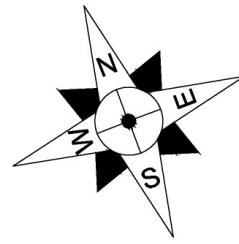


First Floor
 Approximate Floor Area
 1438 sq. ft
 (133.59 sq. m)



Ground Floor
 Approximate Floor Area
 2,974 sq. ft
 (276.28 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and furniture are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The service is provided by SOWERBYS. Copyright V360 Ltd 2018



1st Floor
Floor Area
sq. ft
sq. m)

Dimensions, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. Measurements, 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



“Our home is light, airy and in a peaceful woodland setting.”



SERVICES CONNECTED

Mains water and electricity. Gas central heating. Private drainage.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

B. Ref:- 9536-3269-8127-2600-7335

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: ///pocket.display.crossings

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SOWERBYS

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

