



**16 School Road, Heacham**  
Guide Price £699,950

**BELTON  
DUFFEY**

# 16 School Road

Heacham,  
Norfolk, PE31 7DE



*An impressive 6 bedroom detached residence located in a sought-after North Norfolk village, offering spacious, modern and versatile accommodation with good size garden and ample parking.*

## DESCRIPTION

This very well presented property totals approximately 2,600 sq. ft and offers modern open-plan living and benefits from central heating and UPVC double glazing. The accommodation briefly comprises 6 bedrooms, 2, receptions, 3 bathrooms, and an enclosed rear garden. Finished to a high standard throughout, the home provides modern, contemporary living with flexible spaces suited to a variety of lifestyles.

## GROUND FLOOR

The entrance hall leads to a spacious sitting room with polished wooden floors and neutral décor. A charming fireplace with a wood-burning stove serves as a striking focal point.

Adjacent is a generous dining area with wooden flooring offering a practical yet inviting space for everyday meals and entertaining.

Further along is the impressive kitchen/dining/family room, a standout feature of the property. The modern kitchen, centered around a large island, seamlessly connects to a family sitting area, with full-length glazed gable providing views of the garden and flooding the space with natural light. A pantry and utility room lie just off the kitchen, alongside a modern shower room.

The ground floor also includes 2 bedrooms, one of which is currently used as a study, offering flexible accommodation.

## FIRST FLOOR

On the first floor, there is a large galleried landing with a glass balustrade overlooking the family area below. This level also provides 4 further bedrooms, one of which is currently fitted out as a dressing room. The master bedroom is complemented by a generous and impressive en-suite bathroom with separate shower. There is another modern shower room and separate WC.

## OUTSIDE

There is a generous rear garden, mainly laid to lawn with a decked area providing space for outdoor seating. The rear garden is enclosed by fenced and hedged boundaries which offers a good degree of privacy.



***what3words: ///taskbar.upstairs.pint***

*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

### **SERVICES AND EPC RATING**

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX.

Council Tax Band D.

Gas fired central heating.

EPC - D.

### **TENURE**

This property is for sale Freehold.

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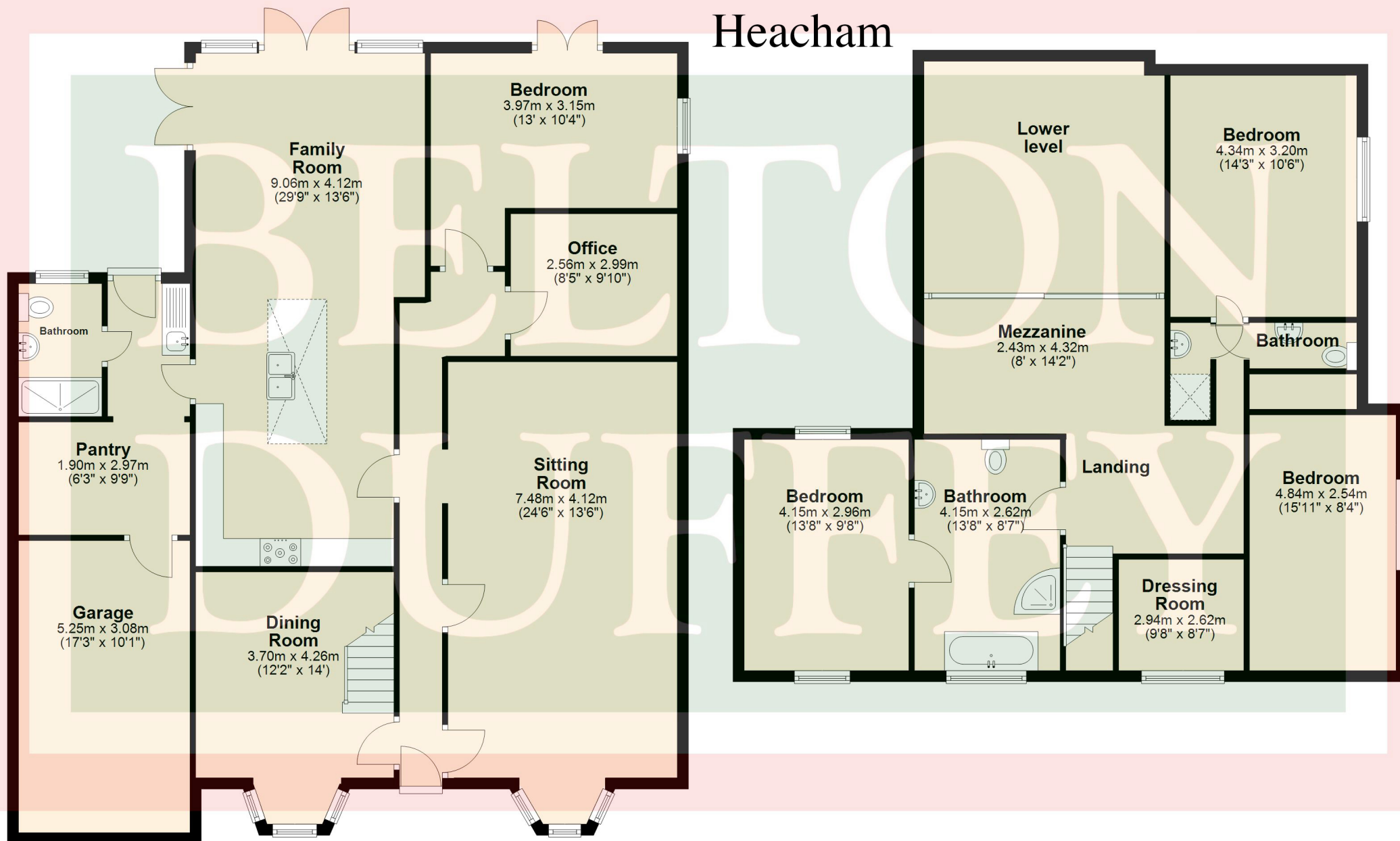




## SITUATION

Heacham is a thriving village with a good range of shops, schools, doctor's surgery, a church, public houses, etc, for every day needs. Hunstanton to the north is within walking distance via the seafront; the famous Norfolk Lavender Mill is to be found on the edge of the village. The Royal Sandringham Estate is close at hand. The area is well known for its golf courses, the RSPB Reserve at Titchwell, Peddars Way, the Sea Life Centre at Hunstanton, Park Farm at Snettisham, the Thursford Collection near Holt and many fine stately homes in close proximity.

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**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.



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