

4 Neville Road, Heacham

King's Lynn



Minors & Brady

4 Neville Road

Heacham, King's Lynn

Steeped in character and beautifully presented throughout, this attractive semi-detached home offers versatile accommodation across two floors. The property features an impressive 28ft bay fronted sitting and dining room with two fireplaces, including a wood burning stove, along with an extended kitchen with skylight, separate utility room and pantry. A versatile ground-floor bedroom sits close to a shower room and storage area, while the first floor provides two well-proportioned double bedrooms with fitted storage to the principal bedroom and a large family bathroom. Outside, there is a private enclosed rear garden with lawn and mature planting, while the front garden is set behind a timber fence with off-road parking. The property enjoys a convenient village setting close to shops, cafés, a post office and schooling, with nearby beaches around a 15-minute walk away offering easy access to open shoreline and coastal walking routes.

Location

Located in the popular coastal village of Heacham, Neville Road enjoys a convenient position close to everyday amenities and the North Norfolk coastline. The village offers a range of local facilities, including shops, cafés, a post office, and schooling, while the nearby seaside provides easy access to open beaches and coastal walks. Just a short distance away, the larger town of Hunstanton provides supermarkets, leisure facilities, and a wider selection of restaurants and services. The surrounding area is known for its natural beauty, with the coastline forming part of the Norfolk Coast Area of Outstanding Natural Beauty, offering excellent opportunities for walking, wildlife watching, and enjoying the Norfolk countryside. The area is also well connected by road, providing straightforward access to surrounding villages and the wider Norfolk region.





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Neville Road, Heacham

Stepping inside, the property opens into a welcoming entrance hall where original character features immediately create a strong first impression. A decorative archway with detailed corbels frames the hallway, while a ceiling rose with hanging light adds further period charm. Wood flooring runs underfoot and the hallway provides access to the main living spaces along with the staircase rising to the first floor.

To the front of the house is an impressive sitting and dining room extending to over 28ft in length. A bay window fills the sitting area with natural light, where an attractive fireplace with decorative tiled surround forms a focal point. The room continues into the dining area, centred around a second fireplace with wood burning stove. Recessed shelving and traditional detailing enhance the character of the space, while the generous proportions comfortably accommodate both seating and dining areas.

From the dining area, an opening leads through to the extended kitchen and dining space. A skylight above draws natural light into the room, while fitted cabinetry is arranged along the walls with wooden work surfaces and tiled splashbacks. A butler style sink sits beneath a window overlooking the garden, alongside an integrated oven with gas hob and extractor hood. The room also provides space for a table and chairs and offers direct access to the rear garden. A separate utility room and pantry provide additional storage and practical workspace.

Also accessed from the hallway is a ground floor bedroom which offers excellent flexibility depending on requirements.



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Positioned nearby is a shower room along with a useful storage cupboard. These spaces can work together to create a convenient ensuite style arrangement for the bedroom, with the storage area potentially serving as a dressing space, while also functioning perfectly as a second family shower room.

Stairs rise to the first floor landing, where two well proportioned double bedrooms are arranged off the landing. The principal bedroom is particularly spacious and features fitted wardrobes along one wall as well as two windows allowing plenty of natural light. The second bedroom is also a comfortable double with pleasant views. Completing the accommodation is a **large family bathroom** fitted with a bath with shower over, pedestal wash basin and WC, finished with tiled walls and a distinctive chequerboard floor.

Outside, the rear garden is enclosed and thoughtfully planted with a wide range of mature shrubs, flowering plants and small trees. A lawn sits alongside well stocked borders, while gravel pathways lead through additional planted areas creating several attractive corners for seating. A paved path runs alongside the house and connects the rear garden with the front.

To the front, the property is set behind a timber fence and gate with a gravelled garden and planted borders framing the entrance, along with off road parking.

Agents notes

Sold freehold, connected to main services: water, electricity, gas and drainage.

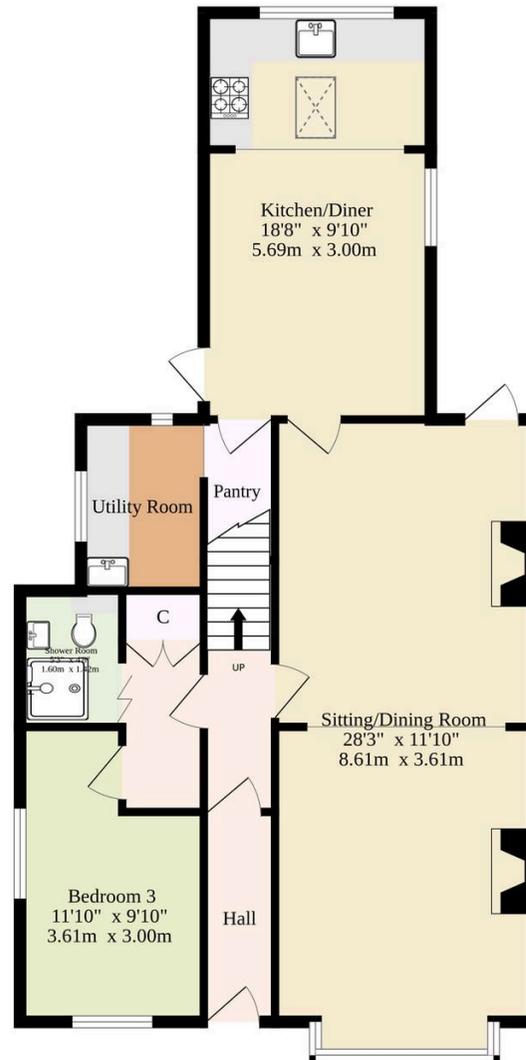
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Council Tax Band- B

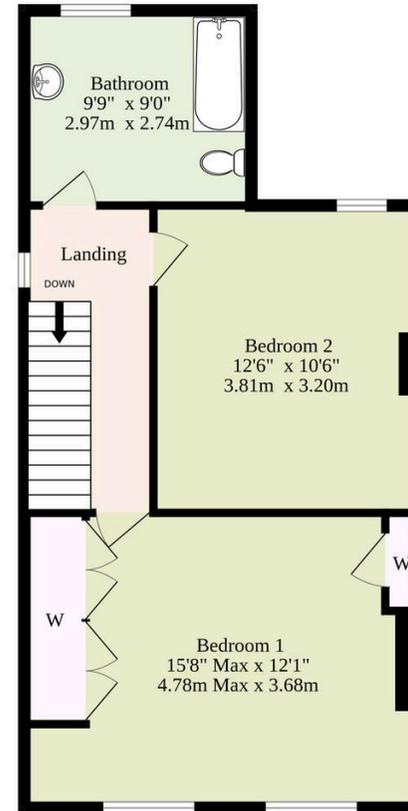
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Ground Floor
772 sq.ft. (71.7 sq.m.) approx.



1st Floor
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Minors & Brady
Your home, our market

 dereham@minorsandbrady.co.uk

 01362 700820

 9a Market Place, Dereham, NR19 2AW

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