



The Rise, Sheringham, NR26

Five Bedroom 1930's Detached House

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abbotFox Bespoke presents this stunning four/five-bedroom 1930s detached home which has been fully renovated and extended by the current owners. Offering vast accommodation and being situated only a short walk to the popular Sheringham Town Centre & Beach, this property must be viewed to appreciate its immaculate and spacious interiors fully.

Located in a sought-after road, only a short distance to the extensive amenities and the renowned cobbled beach stands this executive home which is ready to move straight into. Accommodation, in brief, includes a modern fitted kitchen with separate utility, an adjoining dining room with a wood burner, a sunroom linking the dining room to the good-sized sitting room which also boasts a wood burner and feature fireplace and a downstairs cloakroom. Stairs in the welcoming entrance hall lead to the first floor where there are four good sized bedrooms and a family bathroom. The principle bedroom benefits from a walk-in closet which leads through into the en-suite shower room. A clever two-storey extension on the side of the property can be accessed via the rear garden and is currently being used as a Gym/Studio on the ground floor and a home office on the first floor. This could be linked to the main house with a door from the sitting room.

The current vendors have spent as much care and attention on the renovation of outside as they have inside, and both the front and back gardens have been attractively landscaped to create low maintenance outside areas to be enjoyed all year round. The front garden is enclosed with aesthetically pleasing iron fencing and is mainly laid to lawn, with a brick-weave driveway and also boasts beautiful Victorian-style tiled steps leading to the attractive 1930s front door. The rear garden is also mainly laid to lawn with a large patio area perfect for alfresco dining in the Summer months.

KEY FEATURES

- Immaculate detached 1930s House
- Fully renovated & extended
- Modern fitted kitchen
- Sun room & Summer House
- Landscaped front & rear gardens
- Two reception rooms, both with wood burners
- Separate two storey studio used as gym & home office
- Principle bedroom with walk-in closet & ensuite
- Sought-after location
- Close to award winning beach & extensive amenities

SITUATION

Sheringham is a delightful small town in an area of outstanding natural beauty on the north Norfolk coast, nestling between the sea and Pretty Corner woods. The town is popular for both holiday and retirement and the centre has an excellent range of independent shops and supermarkets whilst other amenities include bus and rail services to the bustling city of Norwich and the nearby towns of Holt and Cromer. There is a modern health centre, dentist, theatre and library together with a Leisure Centre and a magnificent 18 hole cliff-top golf course.

Education is well catered for with state schools for all ages in the town and a choice of independent schools within a few miles. There are also some excellent coastal and woodland walks in the vicinity. Sheringham beach enjoys a blue flag status and has a wide promenade running the length of the town. Sheringham also hosts several events throughout the year including the Viking Festival, Crab & Lobster Festivals, Coast Air Festival, Carnival and 1940's Weekend.

SERVICES

Mains Electric, Mains Gas, Mains Drainage & Solar Panel

LOCAL AUTHORITY

North Norfolk District Council

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold



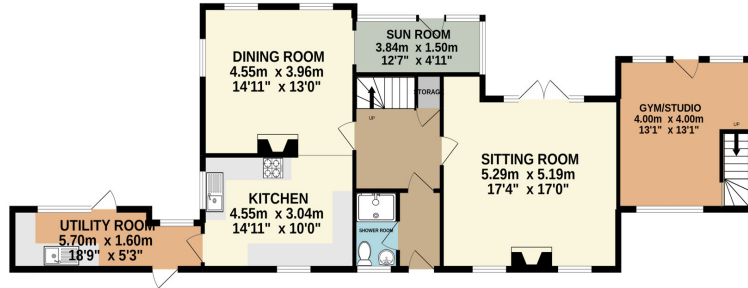




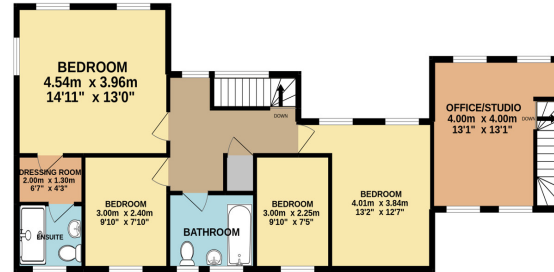
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GROUND FLOOR
99.3 sq.m. (1069 sq.ft.) approx.



1ST FLOOR
83.8 sq.m. (902 sq.ft.) approx.



TOTAL FLOOR AREA : 183.1 sq.m. (1971 sq.ft.) 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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