

PRICE GUIDE

£525,000

Weybourne Road, Sheringham, NR26 8HF

Arnolds | Keys









THE PROPERTY

7 Weybourne Road, Sheringham, NR26 8HF

An excellent opportunity to acquire a beautifully proportioned semi-detached house offering a perfect blend of comfort and elegance. Spanning an impressive 1,689 square feet, the property boasts four bedrooms and two reception rooms making it an ideal family home.

One of the main features of this property is its stunning views of the nearby golf course and the picturesque coast, which can be enjoyed from various vantage points within the home. The south-facing rear garden is also a beautiful feature; perfect for gardening enthusiasts.

The property is within easy reach of local amenities, schools, and the stunning coastline that this area is renowned for.

Located just on the edge of the Town yet with stunning views of the coast and Golf Course. The south facing garden is just a joy too.

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INTERNAL

Property Details

ENTRANCE LOBBY
With solid wood entrance door with stained glass panel, built in understairs storage cupboard. Door leading to:

CLOAKROOM
Leaded window to front aspect, radiator, coats hanging space, wash basin with tiled splashbacks, door to W.C. with part panelled walls, tiled floor, high level window.

DINING ROOM
With two leaded windows to front aspect, fitted dresser unit in alcove, timber and marble fire surround housing coal-effect electric fire, radiator, fitted service meter cupboard, door to:

LOBBY
Radiator, leaded and stained glass window to side aspect, stairs to first floor, glass panelled door to:

SITTING ROOM
Attractive floor to ceiling timber fire surround housing gas fired stove in brick recess with tiled hearth. Provision for TV, two leaded windows to side aspect, radiator with ornate cover, second radiator in recess which provides access to the GARDEN ROOM with door and window.

KITCHEN/BREAKFAST ROOM
A lovely light room with south facing window to rear. Comprehensive range of wood faced base and wall cabinets with laminated work surfaces and tiled splashbacks. Point for electric cooker with filter hood above, inset sink unit, provision for dishwasher, radiator, tiled floor. Archway to:

UTILITY AREA
Part glazed door to side aspect, window to rear, wall mounted gas boiler providing central heating and domestic hot water, provision for washing machine, continuation of tiled floor.

LANDING
Radiator, stairs to second floor, leaded window to front aspect.

BEDROOM 1
Two leaded windows to front aspect with views to the coast and Golf Course. Two fitted wardrobe cupboards, vanity wash basin, radiator.

BEDROOM 2
Window to rear south facing aspect, vanity wash basin, radiator.

BATHROOM
A suite of free-standing bath with central mixer tap and shower attachment, corner shower enclosure with mixer shower, fitted airing cupboard, pedestal wash basin, period style radiator/towel rail, tiled floor and part tiled walls, window to side aspect.

SEPARATE W.C.
Close coupled suite, window to side aspect.

SECOND FLOOR LANDING

BEDROOM 3
Wood effect flooring, dormer window to front aspect with extensive views over the Golf Course and coast. Radiator, period style fire surround, fitted storage cupboard leading to loft hatch.

BEDROOM 4
Window to side, radiator.

OUTSIDE
Brick built GARAGE: With up and over door, electric light and power. Two attached OUTHOUSES. Timber SUMMER HOUSE, aluminium GREENHOUSE.

GARDENS
The property is approached over a long shingle driveway leading to the garage and providing ample off road parking. There is a lawn to the side of the drive and mature shrub planting to the boarder. A gated access leads to the rear garden which enjoys a southerly aspect and has a paved patio area leading to the beautifully maintained lawned area with established colourful planting to the borders. The garden is fully enclosed with vegetable garden and mature hedging offering a high degree of privacy.

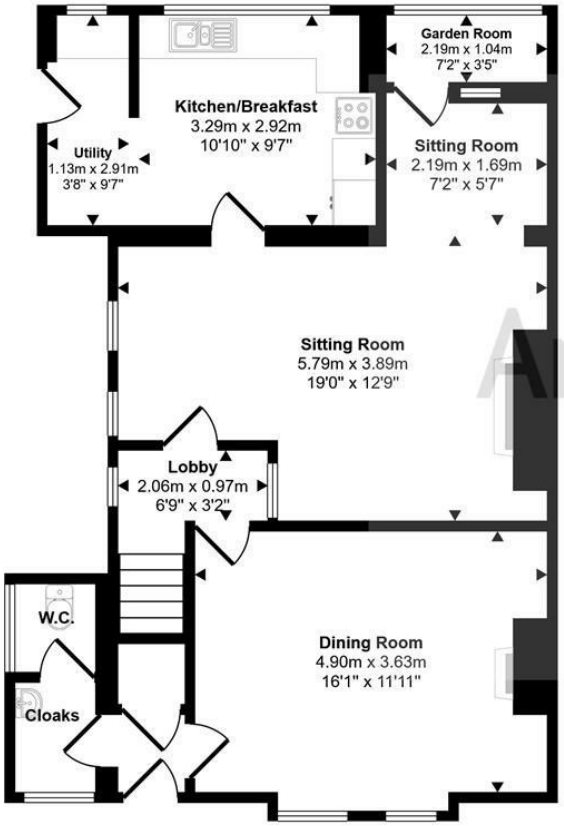
AGENTS NOTE
The property is freehold, has all mains services connected and has a Council Tax Rating of Band D.



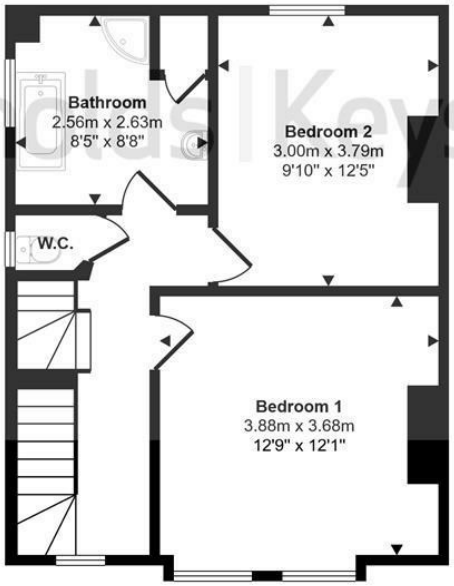




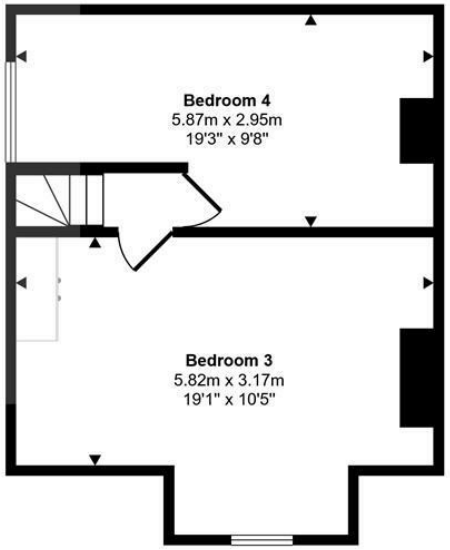

Approx Gross Internal Area
157 sq m / 1689 sq ft



Ground Floor
Approx 72 sq m / 779 sq ft



First Floor
Approx 46 sq m / 491 sq ft



Second Floor
Approx 39 sq m / 420 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







EXTERNAL

Property Details

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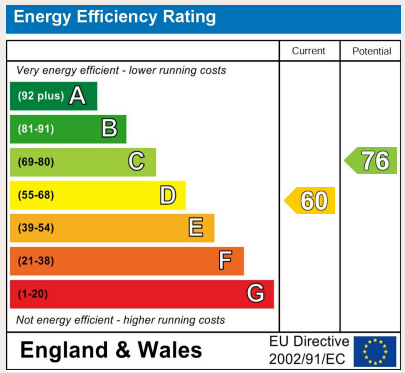
LOCATION

7 Weybourne Road, Sheringham, NR26 8HF

Sheringham is a charming seaside town on the north Norfolk coast, famous for its beautiful beach, traditional character and stunning coastal scenery. The town has a lively atmosphere, with independent shops, cafés and restaurants lining its streets. Sheringham's sandy beach is popular with visitors who enjoy swimming, walking and relaxing beside the sea. The town is also home to the Sheringham Museum, which explores the area's rich fishing and maritime history.

Energy Performance Certificate



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