

SOWERBYS

Norfolk Property Specialists



4 Brook Road

Sheringham, NR26 8QE

Guide Price £375,000



Viewing by appointment with our
Holt Office 01263 710777 or holt@sowerbys.com



4 BROOK ROAD

'4 Brook Road' in Sheringham is a fine and classic example of a solid 1930's detached residence. This charming and well-balanced home commands an enviable and highly sought-after position perched overlooking the open areas of Beeston and Sheringham Commons. The property is nestled alongside approximately 61 acres of grassland, heath, bog, fen, secondary woodland and freshwater ponds and streams. Add to this the fact that you can leisurely walk to both the town centre of Sheringham and the wonderful sandy coastline, this is a truly special location.

The property is set over two floors of living areas plus a garage and a delightful log cabin that take the useable space to around 1261 sq. ft. The balanced and well-maintained accommodation briefly comprises a covered entrance, hallway, generous lounge with bay window looking out of the common, impressive open-plan kitchen/dining room with modern fitted cabinets, ample dining area with semi-vaulted ceiling and double french doors out onto the south facing terrace and garden. The ground floor is completed by a WC. To the first floor there are three individual bedrooms, the principal of which boasts glorious views over the common and beyond to Beeston Bump. The bedrooms are serviced by a family sized bathroom.

To the front of the property is private shingled driveway with parking for around three cars and access to the detached garage. To the rear is a delightfully sunny south facing garden featuring extensive decked terracing, a wonderful log cabin, central lawns that are flanked by well-stocked shrub and flowering borders and an enclosed vegetable garden.

This delightful home offers the perfect blend of town and coastal living yet with its unique setting overlooking the historic Beeston and Sheringham Commons, it manages to deliver an environment surrounded by natural habitats with each season welcoming a different array of flora and fauna.



KEY FEATURES

- Charming Detached Home
- Envious and Highly Sought-After Location
- Three Bedrooms
- Well-Maintained Accommodation
- Generous Lounge
- Open-Plan Kitchen/Dining Room
- Dining Area with Semi-Vaulted Ceiling
- South Facing Terrace and Garden
- Glorious Views Over the Common and Beyond
- Delightful Log Cabin









Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

LOCATION

Sheringham is a pleasant picturesque coastal town surrounded by woods and heathland with a good shopping area and quaint back streets. The town has retained its old fishermen's quarter where brightly coloured crab boats are moored on the beach below the promenade. The North Norfolk Railway has its terminus in the town for connection to Weybourne and Holt. Sheringham is on the mainline rail link to Norwich with trains connecting to London and Cambridge.

SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 0310-2852-2040-2499-5575

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.

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