



# SNAEFELL PARK

Sheringham, Norfolk, NR26 8GZ  
Guide Price £660,000

**BROWN & CO**  
COCKERTONS



# 2 SNAEFELL PARK

Sheringham, Norfolk, NR26 8GZ

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## LOCATION

The property is situated in Sheringham on the North Norfolk coast in an area of outstanding natural beauty. There are excellent shops, restaurants, library, theatre, Leisure Centre, 18-hole golf course and a modern health centre. The area is famous for its wonderful coastline, wildlife and scenery. Blakeney, Cley and the Georgian town of Holt are close by. Bird Reserves and National Trust properties nearby offer bird watching and woodland walks.

There are bus and mainline trains from Sheringham to the cathedral city of Norwich and onward to Liverpool Street in London. The International Airport in Norwich is easily accessible, and of course, there is the North Norfolk Steam Railway.

## DESCRIPTION

2 Snaefell Park is a modern detached four bedroom residence in immaculate condition throughout. The property benefits from double glazing and gas central heating, including underfloor heating to the ground floor. The property briefly comprises; entrance hallway, open plan kitchen/breakfast room, utility room, living room, dining room, conservatory, study and cloakroom to the ground floor. On the first floor there is a master suite with shower room and built in wardrobes, a further three double bedrooms, all with built in wardrobes, one with an en suite shower room and a family bathroom. To the outside is ample off road parking leading to a double garage with underfloor heating and a separate cloakroom. The property is situated on a corner plot with manicured gardens to the front, side and rear.



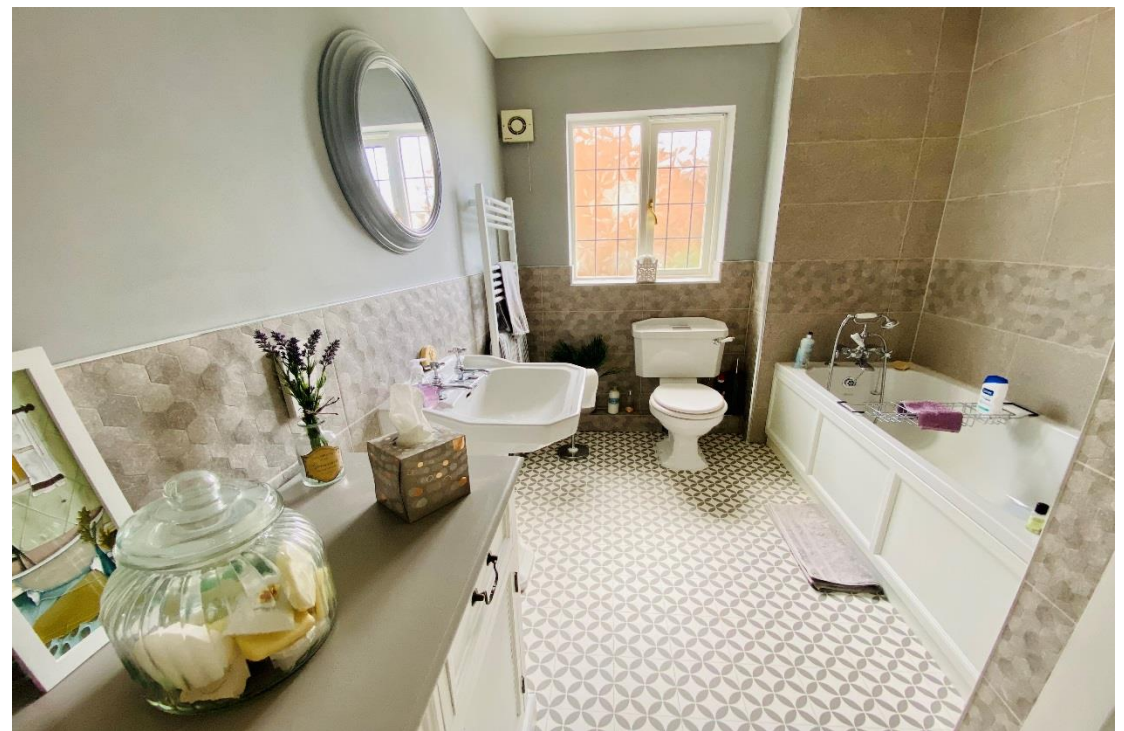


## SPECIFICATION

- Large detached family house within walking distance of Sheringham town centre.
- Double glazing and gas central heating, including underfloor heating to the ground floor.
- Open plan kitchen/breakfast room and separate utility room.
- Three further reception rooms.
- Study and separate cloakroom.
- Large master suite with shower room and two built in double wardrobes.
- Three further double bedrooms, all with built in wardrobes and one bedroom with en suite shower room.
- Family bathroom.
- Ample off road parking.
- Double garage with electric doors, underfloor heating and separate cloakroom with annexe potential.
- Corner plot with gardens to the front, side and rear.
- Private part walled landscaped gardens creating a 'personal sanctuary' providing a fabulous entertaining space perfect for 'al fresco' dining.
- Sea views from the first floor.

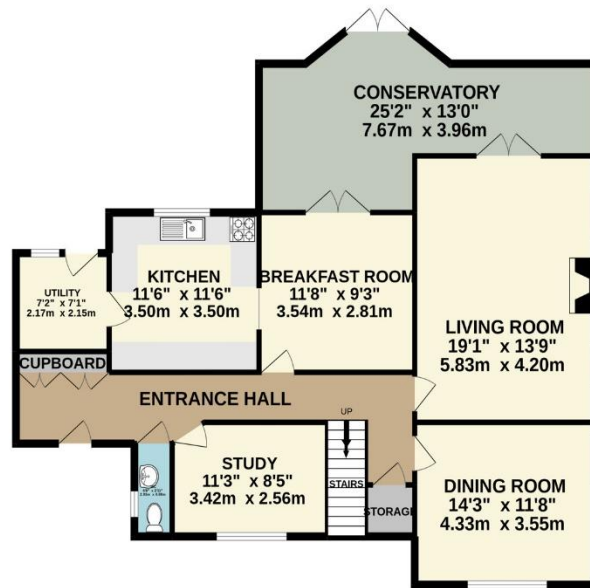
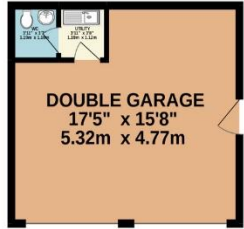
## GENERAL REMARKS & STIPULATIONS

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.





GROUND FLOOR  
1555 sq.ft. (144.5 sq.m.) approx.



1ST FLOOR  
966 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA : 2522 sq.ft. (234.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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