



THE STORY OF

# 23 Churchill Crescent

*Sheringham, Norfolk*

**SOWERBYS**

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# 23 Churchill Crescent

Sheringham, Norfolk,  
NR26 8NQ

Modern Detached Residence

Spacious, Well-Presented Accommodation  
Extending to Over 2,500 Sq. Ft.

Generous Dual Aspect Sitting Room

Well-Fitted Kitchen/Breakfast Room

Snug and Adjoining Garden Room

Four Double Bedrooms

En-Suite and Family Bathroom

Corner Plot with South Easterly Facing  
Landscaped Rear Garden

Garage plus Extensive Parking

Close to Sheringham's Town Centre and Seafront

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“A delightful home offering a luxurious lifestyle by the coast.”

**23** Churchill Crescent is a truly magnificent detached home which exudes modern elegance and offers a lifestyle of refined living. This exceptional property is nestled on a commanding corner plot, of around 1/5 acre (STMS), in a discreet residential setting, perfectly placed to embrace Sheringham's town and coastal lifestyle. Having been extensively enhanced and improved by the present owners the property offers highly versatile living space and well-proportioned bedrooms that are equally spread across two floors.

Spanning over 2,500 sq. ft., the bright and inviting accommodation greets you

with a front glazed porch and a central entrance hall, adorned with an elegant turning staircase and bespoke flooring which sets the tone for the rest of the home.

The lounge/dining room, a delightful dual-aspect space, serves as the ideal setting for formal gatherings, featuring a captivating fireplace and wooden floors. A cosy snug area seamlessly connects to an impressive garden room, creating a spacious and inviting living space complete with a vaulted, beamed ceiling and double doors that open onto a paved sun terrace.



The stylish and contemporary kitchen/dining room is perfect for modern entertaining, offering an open-plan layout which encompasses a dining area and a breakfast bar peninsular for informal gathering. Adjacent to the kitchen, you'll find a rear porch/boot room and a convenient guest WC.

The ground floor hosts a principal bedroom, complete with fitted wardrobes, serene views of the rear garden, and a luxurious en-suite bath and shower room. Another double bedroom with fitted wardrobes sits off the hall, offering versatility for various needs and purposes.



Ascend the elegant turning staircase from the central hall to reach the first floor landing, which includes a study space and ample storage/wardrobe options. The landing leads to two well-proportioned double bedrooms, both featuring fitted furniture, and a spacious family bath and shower room.

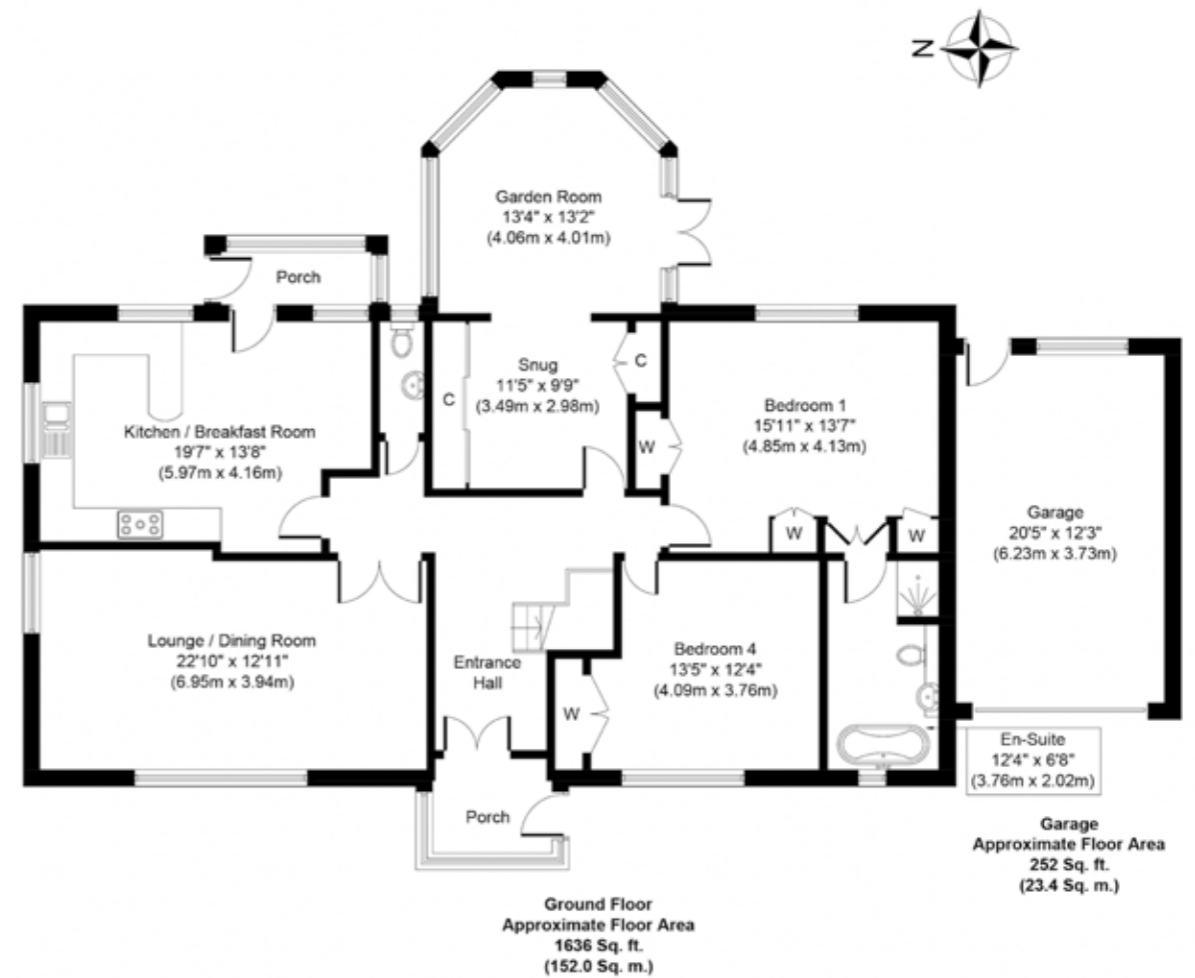




Situated on a generous corner plot, this property enjoys an abundance of natural light and features beautifully landscaped gardens which wrap around its three sides. The front of the house welcomes you with a wide, block paved driveway, providing off road parking for multiple cars whilst granting access to an attached garage. Landscaped gardens grace the property, with shaped lawns bordered by vibrant shrubs and flowering beds. On the north elevation, a second block paved driveway and a shingle laid hard-standing offer versatile parking and storage options, ideal for boats or caravans.

The rear garden itself is a captivating oasis, professionally landscaped to perfection. Bathed in sunny southeast exposure, this alluring space features an extensive paved sun terrace, ideal for outdoor entertaining, as well as meticulously manicured lawns and unique decorative installations.

Positioned on a highly regarded residential road, this exceptional home offers the perfect blend of town and coastal living. The vibrant town centre of Sheringham and its glorious sandy beaches are within easy reach, allowing you to immerse yourself in the vibrant atmosphere and the coastal splendour.



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.



ALL THE REASONS

# Sheringham

IS THE PLACE TO CALL HOME



Sheringham's motto, 'The sea enriches and the pine adorns', sets the scene for all that this traditional seaside town encompasses.

Historians believe a Viking warlord settled his tribe in the area c.900, and the area later became a farming and fishing community.

The arrival of the railway in the early 19th century saw the town's population surge and the landscape evolve with a delightfully eclectic range of architectural styles. Today, the station sits on the mainline rail link to Norwich and onwards to London or Cambridge – whichever track you follow, it's an unbeatable coastal commuter town to come home to.

At the heart of Sheringham is a thriving high street with a parade of independent shops peppered with plenty of tourist stops offering sugary treats and colourful postcards. Park at the top of the hill, next to the heritage North



Norfolk Railway which runs steam and diesel trains to Holt in the summer months, and wind your way down to the seafront where a stunning Blue Flag pebble and sandy beach awaits for an indulgent hour spent stone-skimming.

Learn more about the relationship between sea and land at the town's museum, fondly known as The Mo, where retired lifeboats reflect the past and a showcase of the Sheringham Shoal Offshore Wind Farm presents the future of the coastline.

At the end of the high street stands the Sheringham Little Theatre, a real local treasure which attracts an illustrious cast of actors from the nationals and is renowned for a vibrant summer rep season and glorious Christmas panto. The Hub, in the theatre's foyer, is a fantastic community café and place to catch up on neighbourhood news.

Locals love to celebrate the town's heritage, with a week of Viking themed events in February, a shared Crab and Lobster Festival with Cromer in May and an all-out carnival in August.

After the bustle of town, step away from the crowds and head along the Norfolk Coastal path to the top of Beeston Bump, just 15 minutes out of town, and immerse yourself in nature as you survey stunning views over the North Sea, Sheringham and West Runton. Or for an even bigger adventure, head to Sheringham Park and take the Repton Walk to the Gazebo for 360° views across the surrounding countryside – what a wonderful town to call home.

Note from Sowerbys



Sheringham Beach

“Enjoy the coastal lifestyle at 23 Churchill Crescent.”

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## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:- 0175-2803-7658-2220-6045

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.

## TENURE

Freehold.

## LOCATION

What3words: ///blissful.liner.like

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# SOWERBYS



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