



THE STORY OF

24 Weybourne Road

Sheringham, Norfolk

SOWERBYS

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24 Weybourne Road

Sheringham, Norfolk
NR26 8HF

Prime Coastal Town Location

Views Over Sheringham Golf Course

Walking Distance to Town Centre and Beach

Four Individual Bedrooms

Principal Bedroom with En-Suite

Stunning Triple Aspect Kitchen/Diner

Unique and Individual Features

Off Street Parking and Detached Garage

Immaculately Presented Throughout

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“Modern, efficient living with the benefit of town amenities just around the corner.”

Whether your passions lie within the sports of golf and swimming, you have a keen interest in the eclectic world of steam railways or you simply yearn for coastal surroundings with the conveniences of town life, then this delightful home couldn't be better placed.

'24 Weybourne Road' is a delightful and highly individual detached home set just off the coast road in Sheringham and enjoying glorious views over the golf course.

Designed and built by renowned 'Potton Homes', an innovative architectural

design and build company, this fine home showcases many individual design features, spacious and exceptionally bright accommodation plus good efficiency qualities.

Extensively upgraded and enhanced in recent years, the property offers stylish and ready to enjoy interiors that are immaculately presented both inside and out. Together with a detached garage, the accommodation extends to over 2100 sq. ft. and benefits from recently installed double glazed windows and doors throughout.



A central hall creates an inviting reception and features a guest WC. Off the hall is a sumptuous, dual aspect formal lounge with french doors onto the garden, exposed timber frame and a wonderful brick fireplace with wood-burner. A study/bedroom provides a flexible ground floor room and enjoys a sunny southerly aspect.

A stunning 26' triple aspect kitchen/diner creates the perfect social hub for the house and showcases a sleek, modern handle-less kitchen capped with crisp white quartz worktops and a suite of appliances. A separate utility and rear boot room area provides the all-important practical and functional space.



To the first floor there are four individual bedrooms with the principal bedroom enjoying a luxurious en-suite bath and shower room. A well-appointed family bathroom serves the three additional bedrooms.



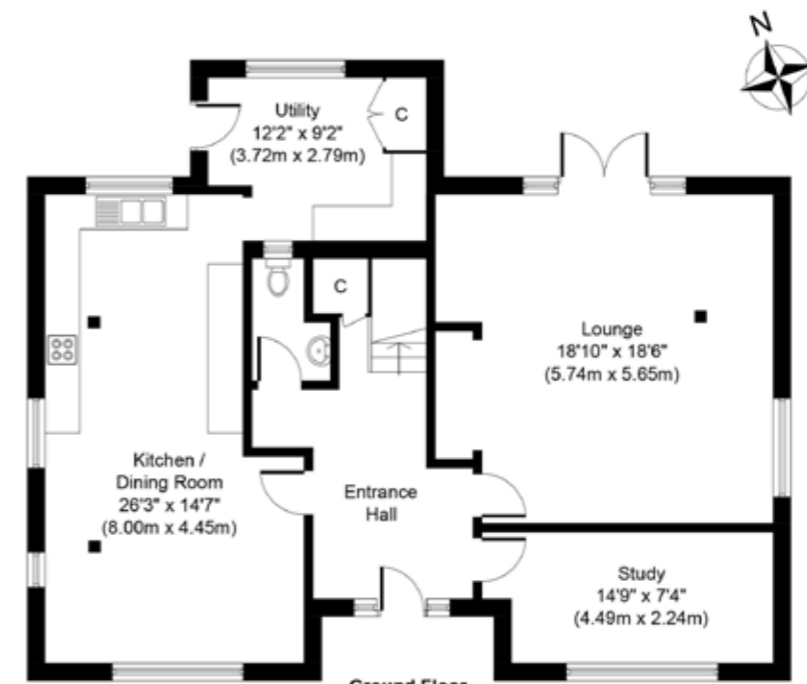


To the front of the property is a spacious, brick weave driveway providing ample off-street parking options and access to a detached garage.

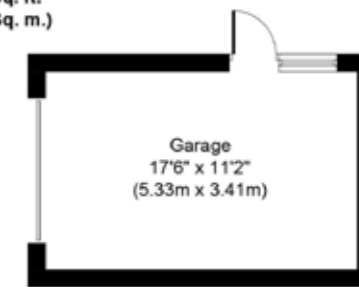
The rear garden features a multi-level paved sun terrace, perfect for outside entertaining and shaped lawn enclosed by panelled fencing. Views over the heritage steam railway and Sheringham Golf Course can be enjoyed from the garden.

This prime, residential location is perfectly placed to make the most of the facilities and amenities that Sheringham has to offer plus the rugged coastline and beach is just a short walk away.

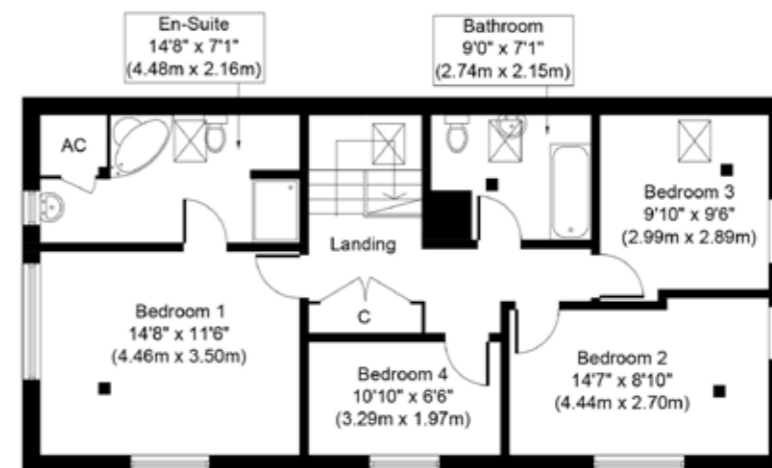
Whether you are searching for the perfect balance of town and coastal lifestyle or desire a holiday home on the coast that can comfortably accommodate family and friends then this delightful residence will be hard to beat.



Ground Floor
Approximate Floor Area
1122 Sq. ft.
(104.2 Sq. m.)



Garage
Approximate Floor Area
196 Sq. ft.
(18.2 Sq. m.)



First Floor
Approximate Floor Area
787 Sq. ft.
(73.1 Sq. m.)

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.

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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 Walks

“The coastal path is just round the corner and connects to miles of rugged walks.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 2318-4074-7273-4966-3960

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.

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SOWERBYS



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