

THE STORY OF

Brook House

36 Brook Road, Norfolk

SOWERBYS

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36 Brook Road, Sheringham,
Norfolk, NR26 8QE

Stunning Setting

Short Walk to the High Street

Public Transport on your Doorstep

Stunning Walks across the Neighbouring
Beeston Common

Annexe Potential

Seven Potential Bedrooms and Four Bathrooms

Ground Floor Bedroom with En-Suite

Large Parking Area

Low Maintenance Garden

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“... delightful views across the rear garden.”

Nestled between the edges of Sheringham and Beeston common, Brook House enjoys a prime location, offering incredible walks right on its doorstep. Public transport is easily accessible with a bus stop at the end of Brook Road, providing convenient connections. The train station is also within around a 10-minute walk from the property, located at the top of the high street.

As you approach Brook House, the property stands out with its striking features. The large brick-weave driveway leads you to the front door, creating an impressive first impression. Being the penultimate house at the top of Brook Road, the property enjoys a sense of privacy, adding to the overall appeal. The approach is further enhanced

by the beautiful Beeston Common accompanying you on your walk up the road.

Upon entering the property, you are greeted by a spacious and welcoming entrance hall. This area flows seamlessly into two reception rooms, both of which offer delightful views across the rear garden. The large kitchen/breakfast room serves as the heart of the home, providing ample space for dining and entertainment.

One of the great advantages of Brook House is the ground floor bedroom, offering convenience and versatility. This bedroom comes with an ensuite, providing privacy and comfort for residents or guests.



Brook House is an incredibly flexible property, offering the potential for a comfortable layout of up to seven bedrooms. However, realistically, it can be utilised as a spacious and accommodating five, possibly six bedroom house.

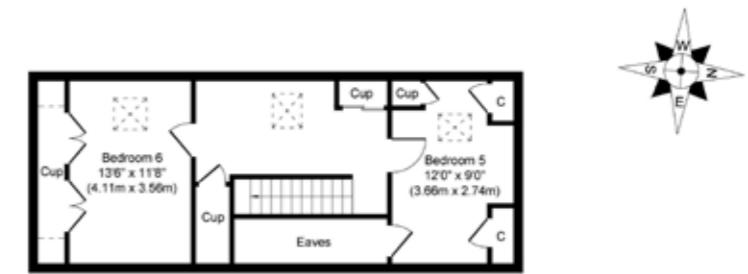
On the first floor, three additional bedrooms await. Two of these bedrooms come with en-suite bathrooms, providing added convenience and privacy. All bedrooms on this level are equipped with built-in wardrobes, ensuring ample storage space for residents.

In addition to the bedrooms, there is an extra study/bedroom situated next to the family bathroom. This versatile room can be adapted to suit various needs, such as a home office, a children's playroom, or even a craft room.

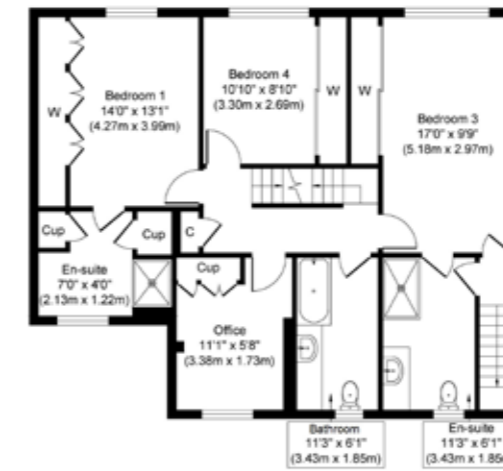
On the second floor, two more rooms bookend the large landing. These rooms can function brilliantly as bedrooms, but they also offer the flexibility to serve as additional office space, playrooms for children, or a dedicated crafts room.

The layout of Brook House provides plenty of space for various purposes, allowing residents to tailor the property to suit their individual preferences and lifestyle requirements. The combination of bedrooms, studies, and playrooms offers great flexibility for a growing family or those in need of functional spaces for work and hobbies.





Second Floor
Approximate Floor Area
475 sq. ft
(44.12 sq. m)



First Floor
Approximate Floor Area
950 sq. ft
(88.25 sq. m)



Ground Floor
Approximate Floor Area
1285 sq. ft
(119.38 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.

The front of Brook House features a very large and low-maintenance driveway, providing ample space for up to five cars to be parked conveniently. This generous parking area ensures that residents and guests will never have to worry about finding parking space.

Moving to the rear of the property, you'll find a well-proportioned garden that strikes the perfect balance between lawn and patio areas. This thoughtful design creates yet another easily-maintained space that can adapt to various uses. Whether you are a keen gardener or have an active young family, this garden offers the ideal setting to enjoy outdoor activities and create wonderful memories.

Brook House exudes an elegant and handsome charm, with an adaptable layout that caters to any family dynamic. The property is designed to meet the diverse needs of its residents, ensuring comfort and practicality in every corner. The quiet and stunning setting of the property further enhances its appeal, providing a peaceful and serene environment to call home.





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



"A perfectly low maintenance property - with an abundance of charm and character."

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 2144-1009-1201-8489-0200

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

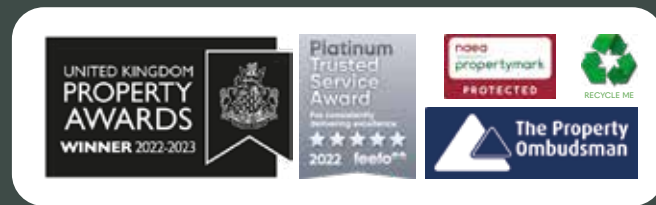
Freehold.

LOCATION

What3words: ///race.peach.brightens

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