



THE STORY OF

Broadlea

Sheringham, Norfolk

SOWERBYS

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Broadlea

1 Links Crescent, Sheringham,
Norfolk, NR26 8HQ

Superb Location within Sheringham

Views Across the Golf Course to Sea Beyond

Walking Distance to the Town Centre

Good Transport Links

Four Bedrooms, Bathroom and Shower Room

Off-Road Parking and Double Garage

Low Maintenance, Well-Kept Garden

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



“The property is light, airy and comfortable.”

Nestled within the secluded cul-de-sac of Links Crescent, set back from the main road, Broadlea is a haven just moments away from Sheringham Golf Club, Coastal Path, sea front and town centre. This location provides easy access to transport links, including regular bus services, main line trains and the North Norfolk Railway, Poppy Line.

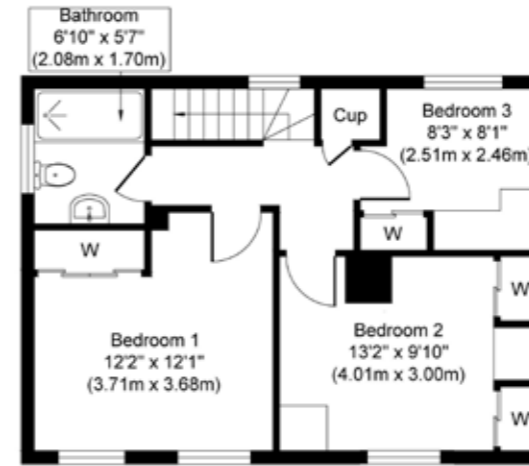
Links Crescent is built on land originally serving as the tennis courts of a large Victorian Hotel, which was sadly demolished in the 1970s. Broadlea has been in the same family since its construction in 1961 and has been a truly loved family home ever since.

The current owners have made some

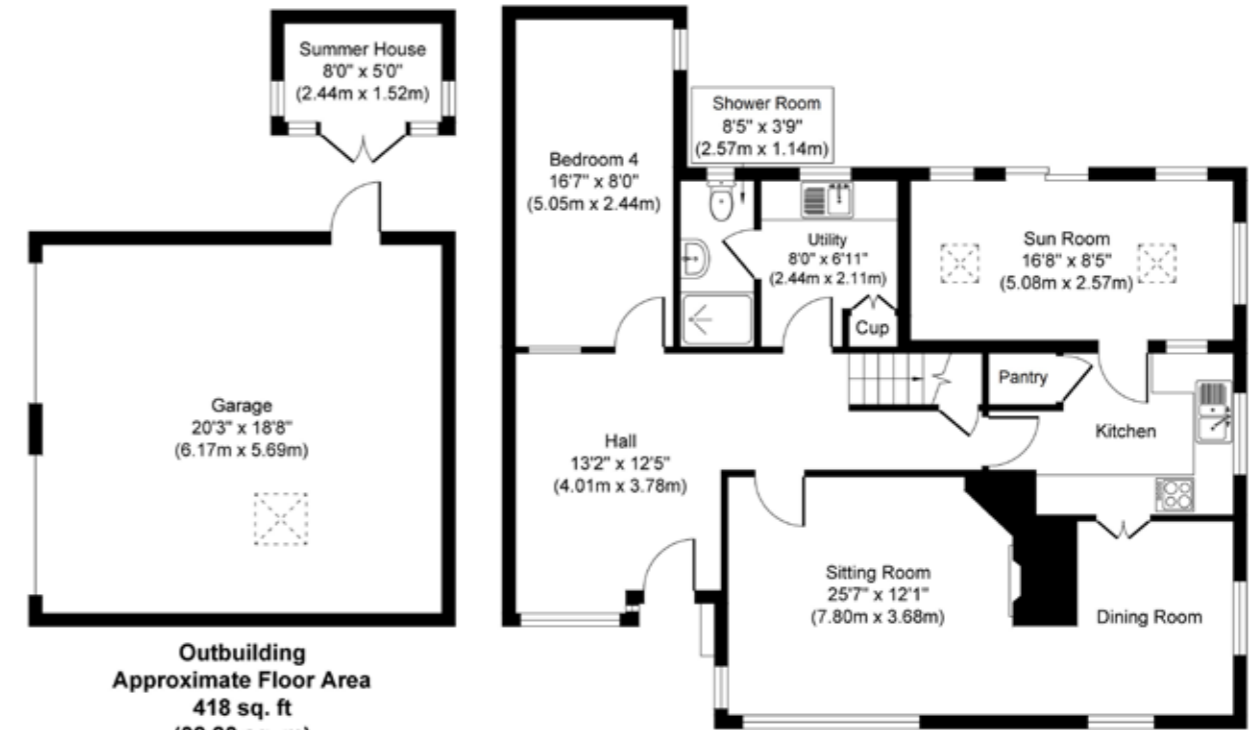
fantastic improvements, especially the modern entrance hall, additional ground floor fourth bedroom and shower room, and have continued to maintain the property impeccably. The sitting room features a brick-built fireplace with an archway that leads through to the dining room; both rooms have large aspect windows which catch the morning sun beautifully. Through the kitchen into the sun room double doors lead you out to the garden, bringing the outdoors in, here you can soak up the final rays of sunshine as the sun starts to set.

Ascending to the first floor, three additional light and airy bedrooms, all with built-in wardrobes, and a family bathroom can be found.





First Floor
Approximate Floor Area
469 sq. ft
(43.57 sq. m)



Outbuilding
Approximate Floor Area
418 sq. ft
(38.83 sq. m)

Ground Floor
Approximate Floor Area
989 sq. ft
(91.88 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.

Outdoors, a spacious double garage and ample off-road parking await, accommodating several cars. The rear, low maintenance garden features a patio atop a beautifully tended lawn and tranquil pond. Whilst a cosy south facing summer-house tucked in the corner of the garden creates a quiet haven to get away to. There is an array of mature shrubs as well as perennials planted throughout the garden.

“We love the view from our kitchen window onto our garden and the golf course and sea beyond.”





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 the Vendor



“Our favourite part of the house is the garden room during the summer months with the beautiful sunsets.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0330-2289-0280-2197-6971

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: ///boats.marmalade.cheetahs

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