

INTRODUCING  
NO.4 HOOKS RISE



SHERINGHAM  
HEIGHTS

DISCOVER LUXURY SEASIDE LIVING



THE STORY OF

# No. 4 Hooks Rise

Hooks Hill Road, Sheringham, Norfolk  
NR26 8NL



Set on One of Sheringham's Most Prestigious Roads in an Elevated Spot with Sea Views and Golf Course Glimpses

Quality Specification Throughout

Short Stroll from the Beach and Sheringham's Wonderful Amenities

Enjoy Coastal Living with City Train Links on your Doorstep

Impressive, Vaulted Living Space, Perfect for Entertaining Friends and Family

Versatile Sophisticated Living, Offering Bright and Modern - Yet Homely - Interiors

Four Large Double Bedrooms with Principal Bedroom Benefiting from Dressing Room and En-Suite

Walled Garden, Garage and Driveway

Kitchen Equipped with Neff Appliances and Large Central Island

Underfloor Heating to Ground Floor



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“The specification is of a high quality throughout the home, it's the perfect place to enjoy luxury living.”

Whether it be entertaining friends, hosting seasonal family gatherings, or simply returning home to relax after a round of golf or a picturesque coastal walk, No. 4 Hooks Rise is perfectly composed to enjoy a peaceful and luxurious lifestyle.

Set upon one of Sheringham's most prestigious roads, No. 4 Hooks Rise offers sophisticated, bright, and modern - yet homely - interiors.

The stylish kitchen is equipped with Neff appliances and makes for the most pleasant space to enjoy cooking whilst

being able to chat to friends and perch at the large central island over a glass of wine.

From here, you're naturally led to a formal dining room where you may enjoy a fine meal and continue an evening of memory making and entertaining.

Walk through to the impressive vaulted living room to enjoy the rest of your evening with friends and family, or in the summer months relax in the garden room and throw open the double doors to the garden and let the outside in.



When your evening draws to a close and you head upstairs, the luxury continues with the four double bedrooms. The principal bedroom is its own sanctum with the benefit of both a dressing room and an en-suite bathroom. With a second en-suite bedroom, you can feel at ease welcoming guests from far and wide to stay, enjoy this home and all that this lovely town has to offer.

Outside, green-lawn greets you at the front and back gardens, ideal spaces for green fingers to create an oasis by the sea - whilst a rear driveway and garage is an added benefit too.

This is a home well-situated. Hop on the steam train to Holt, the mainline to Norwich - and its London links, or go for a dip in the sea, enjoy local food and cocktails, and more. No. 4 Hooks Rise is more than just a luxury family home, its the key to unlocking the best of Norfolk and beyond.





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

IN NORFOLK  
IS THE PLACE TO CALL HOME



Sheringham is a charming seaside town that captures the essence of its motto, 'The sea enriches and the pine adorns.'

Originally settled by a Viking warlord around 900 AD, it later flourished as a farming and fishing community. The arrival of the railway in the 19th century brought growth and diverse architectural styles to the town. Today, Sheringham boasts a bustling high street with independent shops and tourist attractions.

Located on the mainline rail link to Norwich, London, and Cambridge, Sheringham is an ideal coastal commuter town. Visitors can explore the town's heritage at The Mo, a museum showcasing retired lifeboats and the future of the coastline with the Sheringham Shoal Offshore Wind Farm. The Sheringham Little Theatre, a local gem, hosts renowned actors from national productions during its

vibrant summer rep season and Christmas panto.

Sheringham residents take pride in their town's heritage and enjoy annual events like Viking-themed festivities in February, a shared Crab and Lobster Festival with Cromer in May, and a lively carnival in August. Nature enthusiasts can escape the crowds by walking along the Norfolk Coastal path to Beeston Bump, where breathtaking views of the North Sea, Sheringham, and West Runton await. Another option is a visit to Sheringham Park, offering a Repton Walk to the Gazebo for panoramic views of the surrounding countryside.

When it's time to unwind, The Strand provides a tranquil retreat just a short walk from town. Nestled on a quiet residential road, this Victorian-era residence exudes elegance and offers luxurious modern comforts. Sheringham truly embodies the beauty of coastal living combined with historical charm, making it a wonderful place to call home.



Note from Sowerbys



"Cook to your heart's desire whilst your friends chat to you with a glass of wine in hand."

SOWERBYS



## SERVICES CONNECTED

Mains electricity and drainage.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

B. Ref:- 7608-3932-9309-8447-7200

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: ///brotherly.spoke.viewers

## AGENT'S NOTE

Internal images have been virtually staged to show how the property could look furnished.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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