



THE STORY OF

# The Dell

*Sheringham, Norfolk*

SOWERBYS

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# The Dell

24 Abbey Road, Sheringham,  
NR26 8NN

Rarely Available Location

Perfectly Located to Amenities

Public Transport on your Doorstep

Three Bedrooms

Two Bathrooms

Beautiful Garden

Long Driveway with Ample Parking

Large Single Garage

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“It’s completely comfortable, a private home...”

Abbey Road is known locally for being ‘off the beaten track’ whilst moments away from all the splendour that Sheringham can offer. Being just around the corner from the peak of Holway Road, you will find bus stops within a short, comfortable walk, whereas ten minutes in the opposite direction will take you to the top of the high street, where you will find Sheringham’s vibrant collection of eclectic shops, independent cafés and rail links.

The real hidden gem for Abbey Road, rarely realised by non-locals, is its proximity to the lower and upper schools plus sixth form, and also The Reef Leisure Centre that is placed just opposite Sheringham Golf Club - you just need to learn this 15 minute meander!



It is clear to see why this location is king, one only needs to peruse a map, but to get a true feel of The Dell it must be seen - and in just one visit will steal your heart. The heart-filling warmth that greets you at the door is a lasting first impression which carries throughout this single-storey three bedroom home.

The balance and seclusion of the bedrooms and two bathrooms offers fantastic privacy and the orientation of The Dell really draws the focus to the wonderful reception spaces and the beautiful lawned garden beyond. The interaction between the sitting room and dining room works brilliantly, blending seamlessly with the kitchen and well-placed sun room.





Approximate Floor Area  
1,914 sq. ft.  
(177.81 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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Outside, the garden is immaculately presented and is ideally made up of open spaces which make mowing the lawn a dream. The Dell sits neatly within its curtilage, where it not only provides a private, well-proportioned rear garden, but also gives way to ample parking, a wider-than-average single garage and a driveway which provides a fantastic approach to your home, stirring up the warmth that is awaiting you at the other side of the door.



“I moved here to be by the coast and away from the motorway...there’s a different way of life here.”



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



Cromer's pier and Pavilion Theatre

"Holt and Cromer both have brilliant shops, and I love Cromer for the pier shows and cinema..."

THE VENDOR



## SERVICES CONNECTED

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

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

D. Ref:- 0228-2837-7364-9704-7671

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: ///cakes.lifestyle.copes

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# SOWERBYS



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