



THE STORY OF

3a Curtis Lane

Sheringham, Norfolk

SOWERBYS

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Sheringham, Norfolk,
NR26 8DE

Spacious Non-Estate Bungalow

1,375 Sq. Ft. of Accommodation

Modern Kitchen/Dining Room

Four Bedrooms

Principal Bedroom with En-Suite

Modern Bathrooms

Generous Landscaped Gardens

Double Glazing and Gas Heating

Off-Street Parking and Garage

Prime Town and Coastal Setting

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“...elevated position on the east side of the town bordering the coastline.”

Spacious and highly versatile accommodation flooded with natural light thanks to an elevated setting just a short stroll from the vibrant town centre of Sheringham and its glorious beach lifestyle.

3a Curtis Lane is an impressive, four-bedroom semi-detached bungalow set in an enviable and highly popular location with generous gardens, off-road parking and garaging.

Set well-back from the road in landscaped gardens to front and rear this delightful and deceptively spacious home boasts extensive, lateral living space that is ready to enjoy.

The property is freshly decorated and benefits from modern double glazing throughout and gas fired central heating.

Spanning around 1,375 sq. ft. the accommodation is set on a single level and is highly versatile and well-presented. A front lobby leads through to a spacious central hall. Off the hall is a generously proportioned sitting room with open fireplace and a wide bay window.

An open plan kitchen/dining room provides a spacious family area and has direct access and views over the sun terrace and garden. The kitchen has been overhauled in recent years and features an extensive range of modern cabinets and a full suite of integral appliances. A sizeable room the kitchen can easily accommodate dining for eight to ten people.

In addition is a cellar which can be accessed via the hallway.



The property features four bedrooms including a wonderful principal suite with a wide bay window, fitted wardrobes and a modern en-suite bathroom.

There are two further double bedrooms and a single fourth bedroom/study. Each of the bedrooms have fitted wardrobes. Finishing off the first floor is the spacious and modern bathroom which features a contemporary white suite and shower cubicle.



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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The home is set in generous and neatly landscaped gardens to the front and rear. With a deep frontage the property has ample off-road parking and an integral double garage. The front garden is mainly lawn with soft landscaped borders and delightful vistas towards the town.

The rear garden is extensive and landscaped with sprawling lawns set off a paved sun terrace. The garden is fully enclosed and enjoys a sunny easterly aspect.

Curtis Lane is a prime residential setting set in an elevated position on the east side of the town bordering the coastline. If you are in search of the perfect coastal town lifestyle then this is hard to beat. Walk a few hundred yards from the doorstep and you will find yourself immersed in coastal and beach walks whilst the town is a short stroll away with its vibrant high street, buzzing social scene and a wide variety of amenities.





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



3a Curtis Lane Rear Garden.

“...neatly landscaped gardens to the front and rear.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 9688-2021-7215-5688-1930

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: ///villager.shielding.birthdays

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SOWERBYS



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