

Local Authority/Council Tax

North Norfolk District Council, Council Offices, Holt Road, Cromer, NR27 9EN

Tel: 01263 513811

Tax Band: C

EPC Rating

The Energy Rating for this property is D. A full Energy Performance Certificate available on request.

Important Agent Note

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

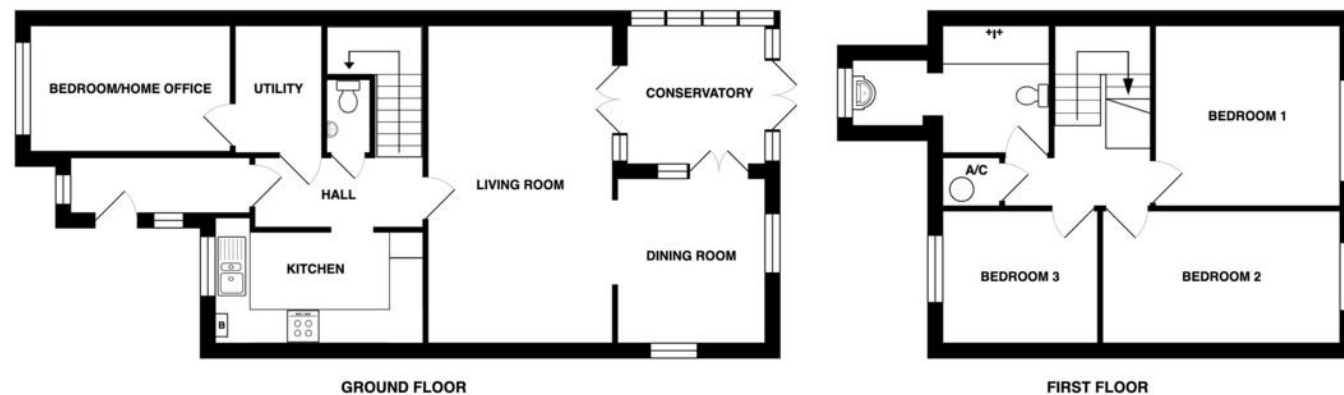
We Are Here To Help

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these sales particulars, please contact us before viewing and we will do our best to answer any questions you may have.

Directions

From the roundabout at the centre of Sheringham, proceed up Holway Road and after the pedestrian crossing turn right into Childs Way. Take the first left hand turn into Pegg Road and the next right hand turn into Craske Close and the property will be found on the left hand side.

Floor Plan



Total Area: 112.7 m² ... 1213 ft²
All measurements are approximate and for display purposes only

Data Protection Act

The Owner authorises Watsons and Yellow Brick Mortgages Ltd to process their personal information for the purposes of providing services associated with the business of an estate agent in accordance with their privacy policy (copies of which are available on request) but specifically excluding mailings or promotions by a third party.

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Consumer Protection Regulations

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Floor plans, when included, are not to scale and are intended to give a guide of the layout of the accommodation only. Adjoining properties are not shown.

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home for sale

**9 Craske Close,
Sheringham, NR26 8TZ**

Guide Price

£300,000

Freehold

A well-presented and extended, semi-detached family home, conveniently situated approximately 0.75 miles from the town centre, close to Pretty Corner Woods.

Viewing strictly by
prior arrangement
with the agents

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- Living room with arch to dining room • Conservatory • Fitted kitchen & utility room
- Downstairs cloakroom • Ground floor bedroom/Home office • Modern bathroom
- Three first floor bedrooms • Enclosed South facing garden & off road parking
- Short stroll to bus stop and shop • Popular location near local schools • (Ref: TB22491)

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Regulated by RICS



Location

Sheringham is a delightful small town in an area of outstanding natural beauty on the north Norfolk coast, nestling between the sea and Pretty Corner woods. The town is popular for both holiday and retirement and the centre has an excellent range of independent shops and supermarkets whilst other amenities include bus and rail services to the bustling city of Norwich and the nearby towns of Holt and Cromer. There is a modern health centre, dentist, theatre and library together with the Reef Leisure Centre and a magnificent 18 hole cliff-top golf course.

Education is well catered for with state schools for all ages in the town and a choice of independent schools within a few miles. There are also some excellent coastal and woodland walks in the vicinity. Sheringham beach enjoys a blue flag status and has a wide promenade running the length of the town. In normal times, Sheringham also hosts several events throughout the year including the Viking Festival, Crab and Lobster Festivals, Coast Air Festival, Carnival and 1940's Weekend.

Description

This well-presented semi-detached house offers extended accommodation suitable for a family or retired couple with visiting relatives. It is conveniently situated within a short stroll of the local schools, shop and bus stop and approximately 0.75 miles from the town centre. The accommodation comprises an entrance porch leading into an inner lobby of which there are living room, kitchen, cloakroom and utility room. The utility room offers access to a ground floor bedroom/study. Historically there was a shower there and potentially it may be possible to convert the utility room into an en-suite shower room (subject to relevant permissions). Adjacent to this is the downstairs cloakroom and the living room is ideal for entertaining as it opens into the dining room and the conservatory. Upstairs there are three bedrooms and a modern bathroom. The gardens are relatively easy to maintain with off-road parking to the front and a lovely landscaped south facing enclosed garden at the rear. Other benefits include gas central heating and uPVC double glazing. An internal viewing of this property is highly recommended to fully appreciate the full extent of the property.

The accommodation comprises:

Upvc double glazed front door to:

Porch

Front and side aspect uPVC double glazed windows, tiled floor, built-in cupboard with worktop over. Further part glazed door to:

Inner Hall

Radiator, stairs to first floor.

Cloakroom

Low level WC, wash hand basin, radiator.

Living Room

19' 1" x 11' 1" (5.82m x 3.38m) Gas flame effect fire inset in marble fireplace, under stairs storage area, radiator, TV aerial point, satellite cables. Archway to:

Dining Room

8' 10" x 8' 7" (2.69m x 2.62m) Rear and side aspect uPVC double glazed window, radiator, double glazed full height windows and doors to conservatory, laminate flooring.

Conservatory

9' 0" x 8' 3" (2.74m x 2.51m) Of part brick, uPVC double glazed construction with polycarbonate roof, French doors to garden, tiled floor, radiator, double doors to Living Room.

Kitchen

11' 11" x 6' 7" (3.63m x 2.01m) Fitted with a range of cottage style base units with working surfaces over, tiled splashback, matching wall units, pelmet with lights, eye level double oven, gas hob, integrated extractor over, space for an under counter fridge, space and plumbing for dishwasher, radiator, 1.5 bowl sink with mixer tap, wall hung boiler providing gas central heating, front aspect uPVC double glazed windows, tiled floor, tiled walls.

Utility Room

7' 7" x 5' 2" (2.31m x 1.57m) Space and plumbing for washing machine and space for a fridge freezer. Door to:

Bed room 4/Home Office

12' 0" x 7' 6" (3.66m x 2.29m) Front aspect uPVC double glazed windows, radiator, laminate flooring, hatch to insulated loft.

First Floor

Galleried Landing

Hatch to insulated loft with drop down ladder.

Bed room 1

11' 2" x 10' 9" (3.4m x 3.28m) Rear aspect uPVC double glazed windows giving views over the garden and houses to woods and beyond.

Bed room 2

14' 2" x 8' 1" (4.32m x 2.46m) Front and side aspect uPVC double glazed windows, radiator, views over garden past the houses to woodland beyond.

Bed room 3

9' 0" x 8' 1" (2.74m x 2.46m) Radiator, telephone point, laminate flooring.

Bathroom

10' 10" (reducing to 5' 11") x 7' 5" (reducing to 3' 10") (3.3m x 2.26m) Fitted with a modern suite comprising double ended bath with mixer tap and shower over, low level WC, attractive vanity basin with mixer tap and unit beneath, heated towel rail, part tiled walls, extractor, high level front aspect uPVC double glazed window with obscure glass, shaver point.

Outside

The front garden of the property is mainly laid to lawn for ease of maintenance and has a concrete paved path to the front door. Adjacent to this is a tarmac driveway providing off-road parking for one car. A side access with wrought iron gate which leads into the rear garden which has been landscaped with ease of maintenance in mind, is fully enclosed with timber fencing and houses a garden shed with electric power. There is a patio seating area immediately to the rear of the property with steps and a brick and flint retaining wall leading up to a higher level which has been laid to shingle with some coastal planting including grasses and lavenders.

Services

All mains services.

Viewing (strictly by appointment with Watsons)

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