

Local Authority/Council Tax

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

Tel: 01263 513811

Council tax band: Band C

EPC Rating

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

Important Agent Note

Intending purchasers will be asked to provide 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 along the A149 Coast Road, East, towards Cromer and turn right into Britons Lane after about 1 mile. The property will be found on the left hand side, just before the field.

Floor Plan



Total Area: 100.2 m² ... 1078 ft²
All measurements are approximate and for display purposes only

Data Protection Act

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home for sale

**31 Britons Lane,
Beeston Regis, NR26 8SJ**

Guide Price

£350,000

Freehold

A generously proportioned chalet bungalow, built in the 1950's and situated on a good sized plot with ample off road parking.

- 17' Dual aspect sitting room ● Fitted kitchen & utility room
- Dining room leading to garden room ● Ground floor bedroom ● Shower room
- Attic room with en-suite cloakroom ● Mature enclosed rear garden
- Flexible accommodation ● Short stroll to bus stop
- Lovely walks from the doorstep ● (Ref: TB23805)

Viewing strictly by
prior arrangement
with the agents

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Location

The village of Beeston Regis lies immediately to the east of Sheringham, less than a mile walk from the main shopping centre and all of Sheringham's amenities. Cromer is about 3 miles further east and there are frequent buses through Beeston Regis along the Cromer Road. A small grocery store is within walking distance on the outskirts of Sheringham and other amenities including a garage service centre, a church, historic priory ruins which run alongside the Priory Maze Gardens and Restaurant. There are some fantastic walks to enjoy along the common and Beeston Nature Reserve, to the clifftops or up to Beeston Heath and along into the National Trust woodland of Roman Camp. Nearby Sheringham offers a wealth of small shops for everyday needs, a supermarket, schooling for all ages, health centre, dentist, railway station to Norwich and other nearby towns, and one of the few steam railways left in the country.

The area that the property is situated is great for those who enjoy village life but want to be within walking distance of a town. The woodland of Beeston and West Runton Heath, are all within a short walk from the doorstep. Using pedestrian shortcuts it takes approximately 20 to 25 minutes to walk to Sheringham town centre and approximately 5 minutes to walk to the bus stop (based on an average walking speed). Regular and frequent buses stop on the A149 at the bus stops near Britons Lane.

Description

This well presented, detached chalet bungalow is situated close to the National Trust land of Beeston and West Runton Heath which provides lovely walks from the doorstep, and within a short stroll of the bus stop situated at the bottom of the road.

The property was originally built as a two bedroom bungalow, but has been altered and extended to provide more living space, whilst sacrificing a bedroom. For those who need more bedrooms, there is flexibility to adjust the layout to suit your needs. This now comprises an entrance porch, reception hall, spacious dual aspect sitting room, formal dining room which opens into a spacious garden room, ideal for entertaining. There is a spacious fitted kitchen/breakfast room leading into the utility room and a ground floor shower room. On the first floor is an attic room with en-suite cloakroom and access to the loft.

The plot is generous with attractive mature gardens and rear, and off road parking for several cars on the drive and under the carport. Other benefits include gas central heating and uPVC double glazing.

This property offers plenty of potential and an internal viewing is recommended to fully appreciate all that this lovely property has to offer.

The accommodation comprises:

uPVC front door to:

Porch

With side aspect uPVC double glazed window, glazed door to:

Reception Hall

14' 4" x 5' 10" (4.37m x 1.78m) Stairs to first floor, dado rail, radiator,

Sitting Room

17' 0" x 12' 11" (5.18m x 3.94m) With uPVC double glazed windows to front and side aspect, dado rail, brick fireplace with tiled hearth housing gas fire, TV aerial point and satellite cable.

Dining Room

10' 11" x 10' 0" (3.33m x 3.05m) With built in shelved cupboard, radiator and opening to:

Garden Room

12' 8" x 10' 0" (3.86m x 3.05m) Of part brick/part uPVC double glazed construction with French doors to garden and radiator.

Kitchen/Breakfast Room

13' 10" x 11' 1" (4.22m x 3.38m) Fitted with a range of base and drawer units with working surfaces over, matching wall units, task lighting, one and half bowl sink and mixer tap, eight ring gas range with canopy extractor over, space and plumbing for a dishwasher, glass display cabinet, part tiled walls, radiator, built in airing cupboard housing gas boiler providing central heating and domestic hot water and lagged hot water cylinder, side aspect uPVC double glazed window and glazed double doors to:

Utility Room

7' 4" x 7' 4" (2.24m x 2.24m) Fitted with tall shelved units to match the kitchen, space and plumbing for a washing machine, space for a fridge/freezer, tiled floor, rear and side facing uPVC double glazed window, door to rear garden.

Shower Room

7' 7" x 4' 10" (2.31m x 1.47m) Fitted with vanity basin with mixer tap and unit beneath, low level WC, tiled shower cubicle with mixer shower over, uPVC double glazed window to rear aspect with obscure glass, heated towel rail, tiled floor.

Double Bedroom

10' 11" x 10' 1" (3.33m x 3.07m) Fitted with a range of bedroom furniture comprising wardrobes, chest of drawers, bedside cabinet and dressing table. Front aspect uPVC double glazed window, radiator.

First Floor

Attic Room

12' 4" reducing to 8'9" x 10' 3" (3.76m x 3.12m) uPVC double glazed dormer window to front aspect, radiator, door to loft and handrail to stairs. Door to;

En-Suite cloakroom

Fitted with low level WC and pedestal basin.

Outside

The property is approached over a shingle driveway, providing off road parking for several cars and leading to the carport. The front garden is mainly laid to lawn with attractive planted borders. There is a hardstanding at the side of the property, ideal for housing bins and a tall gate leads into the rear garden. This is of a good size, mainly laid to lawn interspersed with mature cordyline and a fruit tree. There is a wildlife patch at the bottom of the garden with a small pond. Mature hedges line the boundaries providing a high degree of privacy and there are two sheds and a timber workshop. Steps lead from a paved seating area, up to the conservatory.

Services

All mains services.