

INTRODUCING
17A HOOKS HILL ROAD



SHERINGHAM
HEIGHTS

DISCOVER LUXURY SEASIDE LIVING



INTRODUCING

17a Hooks Hill Road

Sheringham, Norfolk,
NR26 8NL

Set on One of Sheringham's Most Prestigious
Roads in an Elevated Spot

Exceptional New Build Property

Tucked Away at the Rear of an Exclusive
Collection of Bespoke Homes

Top Floor Terraced Balcony with Panoramic Views

Breathtaking Panoramic Views of
Sheringham and the Golf Course

Versatile Living Spaces and Contemporary Living

Four Bedrooms, Two En-Suites

Landscaped Gardens and Separate
Garden Room/Office to Rear

Garage with Electric Door and Off Road Parking

Impressive Glazing

Underfloor Heating Throughout

10 Year Advantage Warranty

SOWERBYS HOLT OFFICE

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“An exceptional new build property offering breathtaking panoramic views of Sheringham.”

Plot 8 is an exceptional new build property that epitomises contemporary living, tucked away at the rear of this exclusive collection of bespoke homes, offering breathtaking panoramic views of Sheringham from the top of its beautifully landscaped gardens and expansive balconies. This four-bedroom masterpiece is designed to impress with its striking architecture and versatile living spaces.

Experience the best of Sheringham’s natural beauty from your own home. The top-floor balcony provides arguably the finest views in the area, making it the perfect spot for morning coffee or evening relaxation. The impressive bridge from the house to the banked

garden leads to a versatile garden room/office, creating a seamless blend of indoor and outdoor living.

Step inside to discover a light, bright, and airy home with impressive glazing that floods the space with natural light. The underfloor heating on every floor ensures year-round comfort. The stylish kitchen, designed by Mulberry Kitchens, is a chef’s dream with quartz worktops, an island unit, and Siemens appliances including a wine cooler, dishwasher, two ovens, coffee machine, hob, and extractor fan. The kitchen leads to a wonderfully spacious open dining area with dramatic high ceilings, making it a sociable space to enjoy with family and friends.





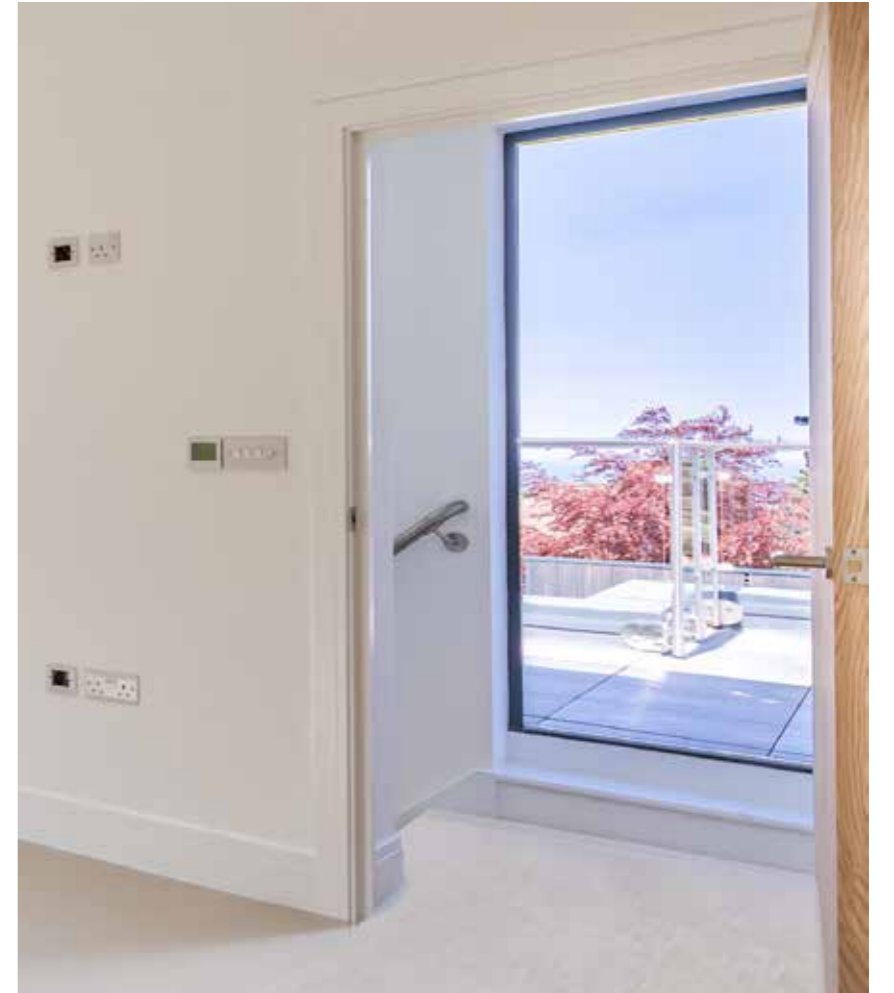
With four spacious bedrooms, including two en-suites and a family bathroom, this home offers versatile living arrangements to suit your lifestyle. Whether you need a home office, a playroom, or a guest suite, this property can adapt to your needs.

The property boasts a garage for secure parking, while the exclusively tucked-away location at the rear provides privacy and elevated views. The impressive glazing, modern architecture, and contemporary finishes make this home a true lifestyle haven.

Located in the charming coastal town of Sheringham, this property offers the perfect blend of tranquillity and convenience. Enjoy the vibrant local community, beautiful beaches, and stunning countryside, all within easy reach.

Don't miss the opportunity to own this extraordinary home that combines luxurious modern living and flexible living spaces with the natural beauty of Sheringham. Book your viewing today and start living the lifestyle you've always dreamt of.









Approx. Gross Internal Floor Area 2,304 sq. ft (214.04 sq. m)
(Excluding Garden Room, Garage, Balconies)

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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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.



A CGI of the sky bridge connecting the property to the raised garden.



SERVICES CONNECTED

Mains electricity and drainage. Air source heating, with underfloor heating throughout. Broadband connected.

COUNCIL TAX

To be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///timed.plantings.paying

AGENT'S NOTE

Some images have been virtually staged (including flooring and garage door) to show how the property could look once completed and furnished. All properties share a right of access over the access road, maintenance costs of which are 1 fifth each.

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.

SOWERBYS



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