



SEAVIEW CRESCENT

SHERINGHAM, NR26 8XT

£535,000
FREEHOLD

In the popular coastal town of Sheringham, this four bedroom detached property on Seaview Crescent presents an exceptional opportunity to acquire a stunning new build property. This delightful residence boasts four generously sized bedrooms, providing ample space for family living or accommodating guests.

One of the standout features of this home is the spacious kitchen diner, designed to be the heart of the home. It offers a modern and inviting space for family meals and gatherings, ensuring that culinary experiences are both enjoyable and memorable.

Additionally, the underfloor heating throughout the ground floor ensures a warm and inviting atmosphere, making it a perfect retreat during the cooler months.

H
HENLEYS
Residential Sales & Lettings

SEAVIEW CRESCENT

- Underfloor heating throughout ground floor
- Beautiful new build home
- Off road parking for multiple cars
- Close to transport links
- 10 year NHBC guarantee
- Stunning views over the rooftops of Sheringham
- Seaviews
- Excellent specification
- Garage
- Four bedrooms, one with Ensuite



Sheringham

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.

Overview

This beautifully proportioned four bedroom detached house on the modern development of Seaview Crescent by Peart and Barrell (Builders) Limited (local builders of high repute). This four bedroom property is built to a high standard with lots of natural light flooding into the home and views to the sea from the rear.

This property would be a great family home offering beautifully proportioned rooms and well planned use of space to make the most of the property. Boasting underfloor heating throughout the ground floor thought really has been taken to maximise the space in this property.

**** INTERNAL PICTURES ARE OF PREVIOUS PLOT TO SAME LAYOUT/STANDARD - FOR REFERENCE ONLY ****

Hallway

Light hallways with doors leading to WC, two decent sized cupboards (one with underfloor heating pipework), living room, kitchen/dining room and stairs to the first floor.

WC

Obscured double glazed window to the front aspect, Roca close coupled dual flush WC, cloakroom sized vanity and basin with mixer tap.

Living Room

Double glazed windows to front and side aspect, brick effect porcelain tile corner hearth and surround housing curved wood burner, TV point, telephone point and sliding timber double doors leading to dining room.

Kitchen/Dining Room

Double glazed window to rear aspect in kitchen, double glazed French doors and window to rear aspect in dining room, base and wall kitchen units, solid wood worksurface with inset

butler sink and drainer groves beside, Bosch electric inset hob with oven below and stainless steel chimney style extractor hood over. Space for American Style Fridge Freezer, integrated dishwasher, tiled splashbacks and tiled flooring throughout kitchen and dining area.

**** INTERNAL PICTURES ARE OF PREVIOUS PLOT TO SAME LAYOUT/STANDARD - FOR REFERENCE ONLY ****

Utility

Double glazed windows to rear and side aspects, base units with solid worktop, space for washing machine, white sink drainer with mixer tap over, tiled splashbacks and tiled floor. The utility also homes the heating boiler.

Landing

Double glazed window to side aspect, doors to Bedroom's one, two, three and four, doors to family bathroom and storage/boiler room.

Bedroom 1

Double glazed window to the front aspect, TV point, wall mounted radiator and pendant lighting.

Bedroom 2

Double glazed to the front aspect, wall mounted radiator, TV point, door to built in wardrobe and door to ensuite.

Ensuite

Obscured double glazed window to side aspect, double door vanity and basin, illuminated mirror, dual flush close coupled WC, shower enclosure with riser rail shower, chrome ladder style heated towel rail and tiled splashback inside shower and behind vanity.

Bedroom 3

Double glazed window to the rear aspect with sea views, TV point, wall mounted radiator, built in double wardrobe and pendant lighting.

Bedroom 4

Double glazed window to the rear aspect with sea views, TV point, wall mounted radiator and pendant lighting.

Family Bathroom

Obscured double glazed window to the side aspect, bath with shower screen and shower above, chrome ladder style heated towel rail, double door vanity with illuminated mirror above, dual flush close coupled WC and tiled splashbacks behind bath and vanity.

Garage

Double glazed window to side aspect, up and over garage door, fuse box, power and lighting connected.

Outside

To the front of the property is a brick weave driveway with off road parking for two cars, a brick weave path leading to the front entrance door a low maintenance gravelled areas separated the brickweave.

To the rear of the property is an enclosed split level garden mainly laid to lawn with paved patio area, path leading to raised lawn area and brick weave path leading round to the garage and side of the building.

Agents Note

This property comes with a 10 year NHBC guarantee. Underfloor Heating throughout the ground floor

**** INTERNAL PICTURES ARE OF PREVIOUS PLOT TO SAME LAYOUT/STANDARD - FOR REFERENCE ONLY ****

52 SEAVIEW CRESCENT





Ground Floor



Floor 1

Approximate total area[®]

1752.03 ft²
162.77 m²

Reduced headroom

16.23 ft²
1.51 m²

(1) Excluding balconies and terraces

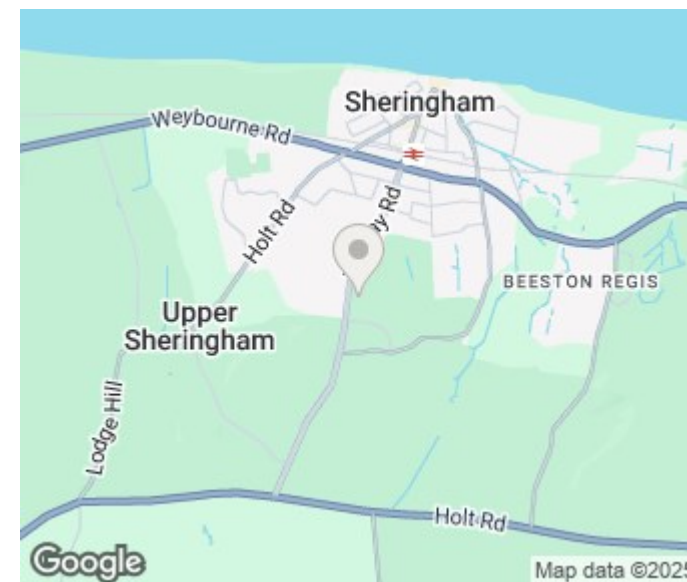
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	