

## 12 Priory Road, Sheringham - NR26 8EW

£450,000 - £475,000 Freehold

Welcome to this well-presented three-double-bedroom detached house, offering a spacious layout with two reception rooms, a contemporary kitchen, and an ensuite master bedroom. The property also features a low-maintenance garden and off-road parking, providing convenience and comfort for everyday living. Located close to local amenities such as shops, cafes, and restaurants, as well as excellent transport links, including a nearby railway station, the property is ideal for families seeking a peaceful and connected neighbourhood.



## Location

Priory Road in Sheringham is a sought-after location, offering both convenience and charm. The town is known for its coastal beauty and welcoming community, with a variety of local amenities like shops, cafes, and restaurants just a short walk away. Sheringham Park, with its beautiful views and walking trails, and the beach are within easy reach, providing plenty of opportunities for outdoor activities and relaxation. With great transport links, including the nearby railway station offering direct services to Norwich, this area is ideal for those seeking a peaceful setting while staying well-connected to surrounding towns and attractions.

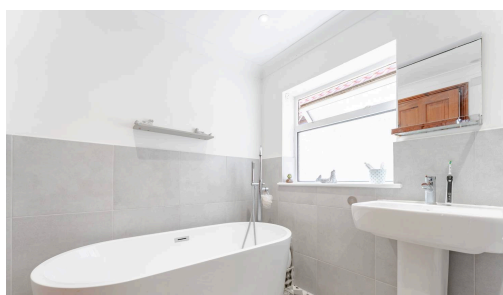


## Agents notes

We understand that the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Heating system- Gas Central Heating

Council Tax Band- D





## Priory Road, Sheringham

Upon entering, the entrance hall provides a warm welcome and sets the tone for the rest of the property. Step into a bright and airy lounge, offering a peaceful space for relaxing and entertaining. The spacious dining room is a versatile area, ideal for hosting gatherings or easily converted into a home office.

The well-appointed kitchen features sleek, modern fittings complemented by light gray cabinetry and ample space for dining. A door leading to the outside is also available, perfect for convenience when entertaining or enjoying the garden.

Upstairs, you'll find an airing cupboard and an additional cupboard on the landing, providing great storage space. Three double bedrooms offer plenty of space, with the master bedroom featuring an ensuite shower room with partly tiled walls for added convenience and privacy.

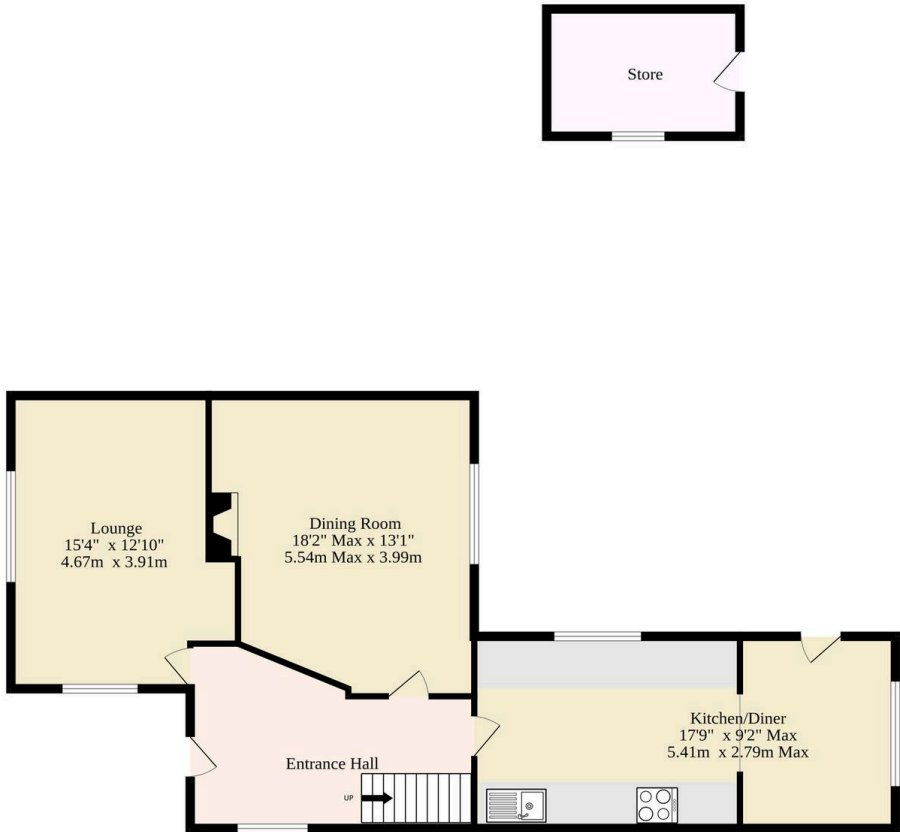
Completing this floor is a contemporary family bathroom boasting a shower attachment and tiled walls for a refined finish.

Double glazing is fitted throughout the property, ensuring a warm and quiet environment.

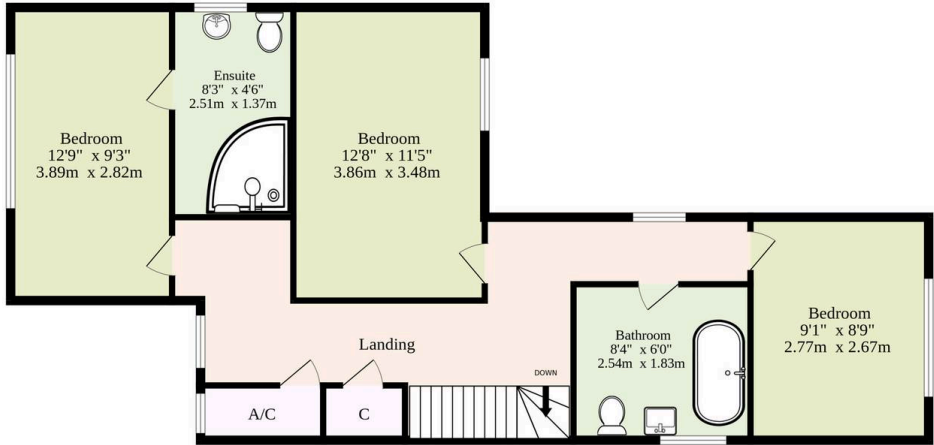
Outside, the low-maintenance enclosed rear garden offers a brick store, ideal for storage. To the front, there's a small paved garden area and a driveway that provides off-road parking, adding to the convenience and practicality of the home.



**Ground Floor**  
**711 sq.ft. (66.1 sq.m.) approx.**



**1st Floor**  
**553 sq.ft. (51.4 sq.m.) approx.**



**TOTAL FLOOR AREA : 1150sq.ft. (106.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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