



THE STORY OF

6 Weston Terrace

Sheringham, Norfolk

SOWERBYS

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Sheringham Norfolk
NR26 8ER



Rare Location in Sheringham

Five Minutes from the Beach

Amenities in Close Reach

Period Property with Wonderful Character

Modern Fittings within the Property

Bespoke-Built Television Unit in Living Room and Fitted Wardrobes in Principal Bedroom, Created by Local Carpenter

Two Bedrooms

Off-Road Parking

Good-Sized South-Facing Garden

Outside Studio Suited for Various Uses



SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



“Whilst we have decorated throughout, the kitchen is a favourite spot to relax - it’s perfect for cooking and socialising.”

Weston Terrace is a beautiful period row home which is hidden away, just around the corner from Beeston Common and only five minutes from the beach.

This position is some 350yards to bus stops going both ways along the A149, and just a stone’s throw further you will find the newly renovated Fishmongers Tavern, serving the freshest food from a well-known local fishing family. Going in the opposite direction, just past the playing field and pre-school nursery, you will come to a Tesco supermarket and the

top of Sheringham’s high street.

6 Weston Terrace is a much-loved family home which is immaculately presented, whilst the natural character and charm has been enhanced through the current owners’ refurbishment.

A newly appointed shower room and entrance creates the perfect space to tackle muddy boots and muddy paws, before coming through the modern kitchen which has been finished to a superb standard.



The dining room and living room are incredibly well balanced, where the former communicates with the kitchen brilliantly, allowing an open plan feel and the ability to stay close to the action when hosting or keeping a watchful eye on any busy children.

The living room is the perfect place to retire for the evening, as its cosiness and orientation around the fireplace encourages you to unwind, but the large bay window overlooking the garden gives an amazing contrast during the day with the floods of light which come through.

Upstairs are two well-sized bedrooms. The large principal bedroom has two windows making the room feel light, complemented by two bespoke built-in wardrobes. The modern family bathroom, with bath, walk-in shower, and double sink, completes the accommodation.





Outside, the front is a gravel drive for off-road parking, with further options along the lobe.

The rear garden is a blend of lawn and low maintenance aspects, and the patio is a terrific spot to enjoy during the warmer months. The garden is south-facing so enjoys the sun throughout the day.

One real benefit here is the outside studio, the perfect space to utilise as a home office, hobby room or playroom, whilst a separate storage area on the side helps keep a tidy garden.



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.



ALL THE REASONS

Sheringham

IS THE PLACE TO CALL HOME



Sheringham's motto, 'The sea enriches and the pine adorns', sets the scene for all that this traditional seaside town encompasses.

Historians believe a Viking warlord settled his tribe in the area c.900, and the area later became a farming and fishing community.

The arrival of the railway in the early 19th century saw the town's population surge and the landscape evolve with a delightfully eclectic range of architectural styles. Today, the station sits on the mainline rail link to Norwich and onwards to London or Cambridge – whichever track you follow, it's an unbeatable coastal commuter town to come home to.

At the heart of Sheringham is a thriving high street with a parade of independent shops peppered with plenty of tourist stops offering sugary treats and colourful postcards. Park at the top of the hill, next to the heritage North

Norfolk Railway which runs steam and diesel trains to Holt in the summer months, and wind your way down to the seafront where a stunning Blue Flag pebble and sandy beach awaits for an indulgent hour spent stone-skimming.

Learn more about the relationship between sea and land at the town's museum, fondly known as The Mo, where retired lifeboats reflect the past and a showcase of the Sheringham Shoal Offshore Wind Farm presents the future of the coastline.

At the end of the high street stands the Sheringham Little Theatre, a real local treasure which attracts an illustrious cast of actors from the nationals and is renowned for a vibrant summer rep season and glorious Christmas panto. The Hub, in the theatre's foyer, is a fantastic community café and place to catch up on neighbourhood news.

Locals love to celebrate the town's heritage, with a week of Viking themed events in February, a shared Crab and Lobster Festival with Cromer in May and an all-out carnival in August.

After the bustle of town, step away from the crowds and head along the Norfolk Coastal path to the top of Beeston Bump, just 15 minutes out of town, and immerse yourself in nature as you survey stunning views over the North Sea, Sheringham and West Runton. Or for an even bigger adventure, head to Sheringham Park and take the Repton Walk to the Gazebo for 360° views across the surrounding countryside – what a wonderful town to call home.



Note from the Vendor



“Moving here allowed us to fully enjoy coastal living, with a great proximity to the seaside - and Beeston Common.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 9088-3033-5209-3204-9200

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: ///fragment.conceals.lilac

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