



THE STORY OF

Lower Derwent

Sheringham, Norfolk

SOWERBYS



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Lower Derwent

22a Common Lane, Sheringham, Norfolk
NR26 8PN



Immaculately Presented Bungalow

Four Double Bedrooms

Stunning Open Plan Kitchen/Dining Room

Close to Town Centre and Coast

Highly Sought-After Location

Large Sunny Garden

Low Maintenance home

Off-Road Parking

Electric Car Charging Point



SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



“Being so close to amenities,
but still remaining private and
peaceful, was an ideal balance .”

Having undergone a superb renovation under the current ownership, this impressive and unique home now boasts immaculately presented accommodation in excess of 1,500 sq. ft.

An elegant balance has been achieved between striking open plan receptions and further defined rooms bringing

invaluable versatility to this functional home whilst also delivering visual impact and “wow” factor.

The property is also located in a highly sought-after location being so close to the coast. However, one does not need to go to the beach to enjoy good weather with its large and sunny garden.





The superb kitchen/dining/living room to the rear of the home is a striking space filled with natural light and architectural prowess. The vaulted ceilings add volume and drama whilst bi-fold doors provide a seamless transition to the rear sun terrace and garden beyond.

A living room to the front brings balance to the accommodation offering a more embracing space to unwind with friends and family or simply settle in with a good book in the box window.

“Our rear extension is an amazing family space and filled with energising natural light.”

This spacious bungalow boasts no less than four double bedrooms, two of which benefit from extensive integral storage solutions. All are well served by the central family bathroom featuring an elegant and modern bathroom suite with free standing bath and walk in shower.



Outside, a generous plot provides ample off road parking to the front on the large gravel driveway whilst the expansive rear garden enjoys room for a variety of features scattered throughout the plot making for effortless enjoyment of all day sunshine.

A paved sun terrace can be accessed directly from the main reception whilst a further dining terrace is tucked further in to the garden.

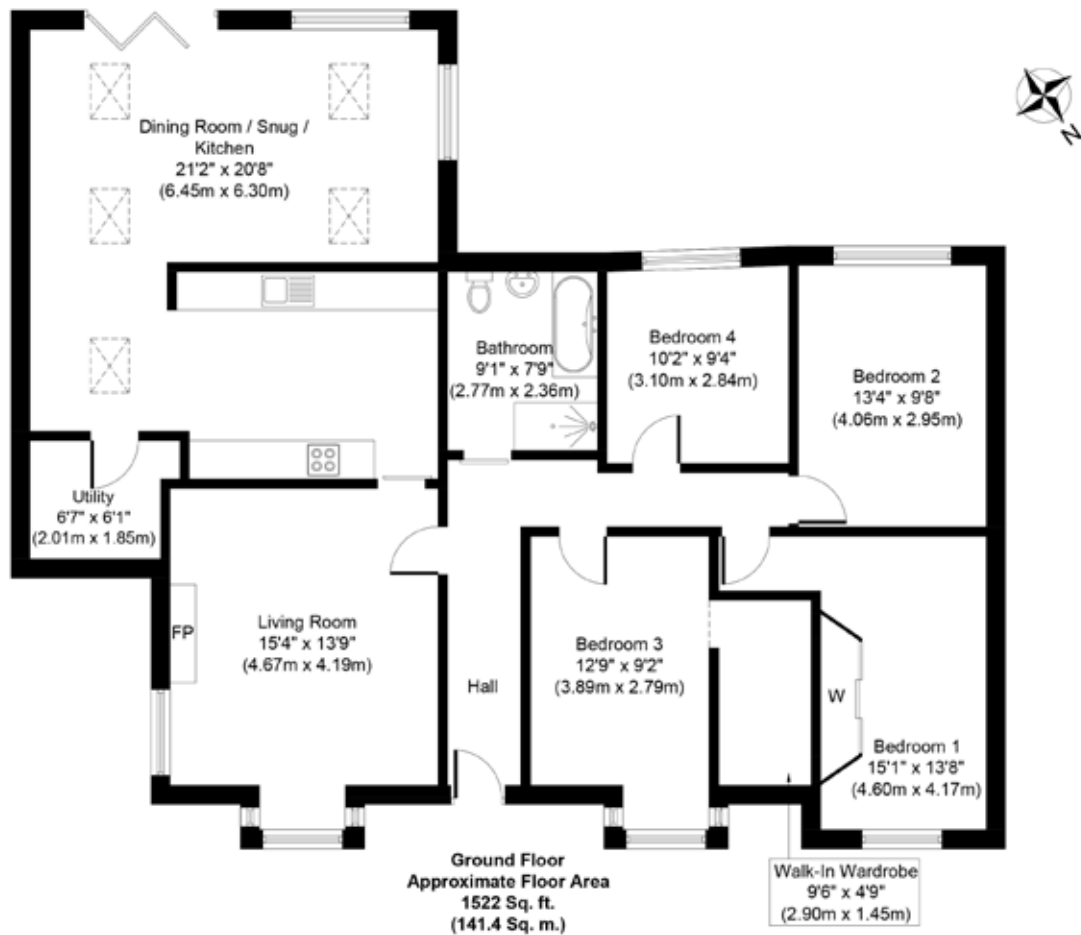
Patches of well-kept lawns soften the landscaping whilst a further gravelled area to the rear enjoys excellent privacy alongside raised beds and timber sheds.

“We’re ideally located and have great family space.”









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

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



Sheringham beach is almost on your doorstep with this property.

“Our favourite place is Sheringham beach
for the fresh air and coastal walks”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.
Electric car charging point.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 8172-7922-0329-2331-4996

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.

SOWERBYS



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