



THE STORY OF

21 Nelson Road

Sheringham, Norfolk

SOWERBYS



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21 Nelson Road

Sheringham, Norfolk
NR26 8BU

Walking Distance to Sheringham Town Centre

Direct Rear Access to the Scenic Coastal Path

Beautiful Coastal Views Offering
the Charm of Norfolk Living

Detached Three Bedroom, Two
Bathroom Main House

Detached Garden Annexe with En-Suite Bedroom

Spacious Kitchen/Dining Room and
Cosy Sitting Room with Fireplace

Versatile Snug with Garden Access,
Perfect for a Study or Home Office

Rear Garden with a Mix of Lawn and Patio
for Low Maintenance Outdoor Living

Expansive Additional Garden for
Recreation or Landscaping

Private Driveway with Space for Two/Three Cars

SOWERBYS HOLT OFFICE

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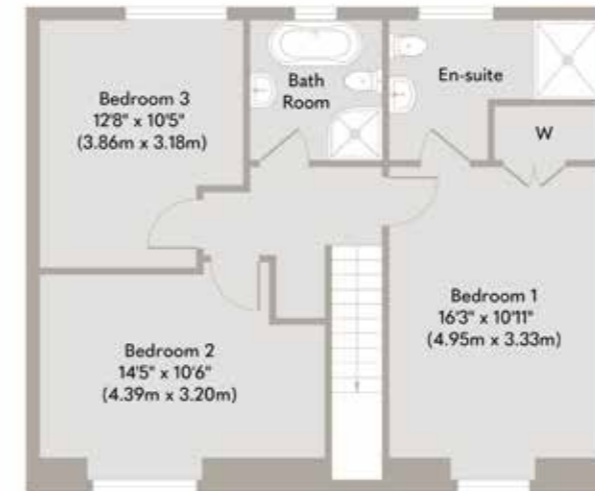




This exceptional detached family home is perfectly positioned in the heart of Sheringham. A charming residence, it offers a harmonious blend of style, space, and comfort, with an additional detached garden annexe featuring a further en-suite bedroom, ideal for guests, extended family, or flexible use. The generous ground floor boasts a well-laid-out kitchen/dining room that serves as the perfect day room for family gatherings, while the cosy sitting room, complete with a fireplace, is the ideal retreat for relaxing evenings. A versatile snug, with double doors leading to the rear garden, offers an ideal home office or peaceful study no matter the time of year, and also allows a seamless communion to the annexe.

The home is framed by an attractive brick and flint wall, with double gates leading to a driveway accommodating 2-3 cars. To the side of the driveway lies a neatly manicured lawn garden, providing a welcoming first impression. The rear garden is a thoughtful mix of patio and lawn for easy maintenance, offering a private sanctuary for outdoor dining and entertaining. Beyond this lies an expansive additional garden, rivalling the size of the main plot and perfect for creating a statement garden or a play space for active families. While no buildings can be constructed here, this area offers boundless opportunities to craft a truly unique outdoor haven.

What truly sets 21 Nelson Road apart is its outstanding location. Nestled within walking distance of Sheringham's town centre, the property offers coastal views that capture the charm of Norfolk living. Through the rear garden gate lies direct access to the coastal path, making it ideal for scenic walks along the coastline. This exceptional property truly combines practical family living with the natural beauty of its surroundings, offering a rare opportunity to embrace a coastal lifestyle in a home that is as versatile as it is elegant.



First Floor
Approximate Floor Area
674 sq. ft
(62.61 sq. m)



Annex
Approximate Floor Area
240 sq. ft
(22.29 sq. m)

Ground Floor
Approximate Floor Area
821 sq. ft
(76.27 sq. m)

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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Sheringham

ALL ABOARD TO THE SUBLIME SEASIDE

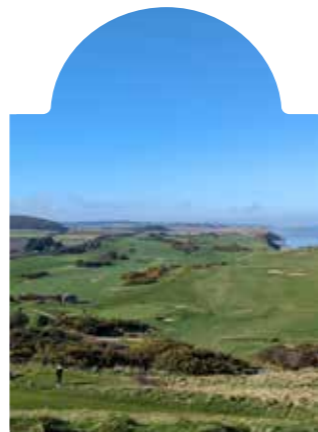
Sheringham, a traditional seaside town, blends history with vibrant community life. Established around 900 AD by a Viking warlord, it evolved into a bustling farming and fishing town. The arrival of the railway in the 19th century transformed Sheringham, fostering a mix of architectural styles that still charm today.

The town boasts a thriving high street with independent shops and tourist spots. Nearby, the North Norfolk Railway offers nostalgic steam and diesel train rides to Holt. Down at the Blue Flag beach, visitors enjoy stone-skimming and coastal views.

Sheringham's heritage shines at The Mo museum, featuring retired lifeboats and insights into the Sheringham Shoal Offshore Wind Farm. The Sheringham Little Theatre, a local gem, hosts renowned actors and vibrant seasonal shows, while The Hub offers a cozy community café atmosphere.

The town celebrates its Viking roots with annual themed events, including a Crab and Lobster Festival with Cromer and a lively August carnival. Nature lovers can escape to Beeston Bump for stunning coastal panoramas or explore Repton Walk in Sheringham Park for sweeping countryside views.

Sheringham is not just a town but a vibrant community nestled between sea and countryside, offering a perfect blend of heritage, nature, and coastal charm.



Note from Sowerbys



“...scenic walks along the coastline are effortless with direct access to the coastal path.”

The coastal path at Sheringham



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

C. Ref:- 0350-2071-5490-2305-7535

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: ///next.hiker.saddens

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SOWERBYS

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