



THE STORY OF

The Laurels

Sheringham, Norfolk

SOWERBYS



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The Laurels

Sheringham, Norfolk
NR26 8HZ

Exclusive Over-55s Community
within Sheringham House

Convenient Access to Sheringham's
Shops, Transport Links, and Beaches

Premium Craftsmanship and
Stylish Interior Design

Spacious Three-Bedroom, Three-
Bathroom Detached Bungalow

Principal Suite with En-Suite and Dressing Room

Generous Living Spaces with Built-
in Storage and Utility Room

Private Driveway with a Large Double Garage

Low-Maintenance South Facing Garden

Underfloor Heating to Bathrooms

SOWERBYS HOLT OFFICE

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Nestled within the private grounds of Sheringham House, an aspirational and unique residential setting, The Laurels is a beautifully presented three-bedroom, three-bathroom detached bungalow designed exclusively for the over-55s. This rare opportunity offers the perfect balance of luxury and practicality within a secure and welcoming community.

Sheringham House comprises a selection of luxury apartments and just five exceptional detached homes, all set within beautifully maintained grounds of around six acres. This rarely available setting, providing a wonderfully discreet and secure environment, also comes with the attractive option of enjoying further facilities and benefits. For an annual charge, you can use the wonderful Romano-style indoor swimming pool with changing rooms and showers as well as a snooker room, club room and library. You can have your private gardens fully maintained, gutters, patios and windows regularly cleaned. Positioned at the top of Cremers Drift, this desirable location also provides easy access to the vibrant coastal town of Sheringham, with its excellent amenities, transport links, and stunning beaches.

Spanning over 2,500 sq. ft., The Laurels offers an exceptional sense of space, with beautifully designed living areas and well-proportioned bedrooms. The Laurels additionally boasts underfloor heating to the bathrooms, ensuring a warm and cosy environment. The principal suite is a standout feature, complete with an en-suite bathroom and dressing room, while built-in storage and a utility room add to the home's practicality. The superior craftsmanship and meticulous attention to detail are evident throughout, creating a stylish and comfortable environment that is both elegant and functional.



Outside, the property benefits from a private driveway with ample parking, as well as a large double garage. The garden has been thoughtfully designed to offer a blend of low-maintenance features, combining lawn and patio areas for effortless outdoor enjoyment. With its generous proportions, premium finish, and sought-after location, The Laurels presents a rare and exciting opportunity to embrace a relaxed yet refined coastal lifestyle.



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



Ariel View of The Laurels and Surrounding Area

“This rare opportunity offers the perfect balance of luxury and practicality within a secure and welcoming community.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref: 4835-6322-9400-0614-6202.

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: ///inclines.rainy.shrubbery

AGENT'S NOTE

This property is exclusive to over 55s with only one person under 55 permitted. The current owners take advantage of the service agreement, but it is possible to opt out of this should you choose.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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