



Lawson Way, Sheringham NR26 8BZ

welcome to

Lawson Way, Sheringham

William H Brown are delighted to offer this beautifully presented three bedroom mid terrace house in Sheringham. Call us now to book your inspection!



Sheringham is a delightful small town in an area of Outstanding Natural Beauty on the North Norfolk coast nestling between the sea and Pretty Corner woods. The town is a popular holiday destination and the centre has an excellent range of independent shops and a Tesco's supermarket. There are schools for all ages including many public schools within a few miles, together with bus and rail links to the bustling city of Norwich and the nearby towns of Holt and Cromer. There is a modern health centre, dentist, theatre and library together with the Reef Leisure Centre and a magnificent 18-hole cliff-top golf course. This property is positioned within a quiet close and overlooks a communal green. Paths across the road lead to a communal 2 acre rec, with more paths leading to cliff top walks. The house is double glazed throughout.

Entrance Porch

Door to the front aspect, windows to the front and side aspects and laminate flooring.

Entrance Hall

Covered radiator and laminate flooring.

Cloakroom

Wash hand basin and WC, window to the front aspect.

Lounge

17' 6" x 10' 5" (5.33m x 3.17m)

Wide double doors to decking area, radiator with decorative cover, laminate flooring, door to outside and store/laundry room with window to the side aspect.

Kitchen

15' 7" x 8' 3" (4.75m x 2.51m)

Fitted kitchen with range of wall and floor units and work surfaces over, dishwasher, washing machine and fridge freezer, gas Range cooker, pantry cupboard, window to the front aspect, radiator, sink drainer, tiled splash backs and tiled flooring.

Landing

Airing cupboard, deep full height cupboard with hanging rail and storage shelves, carpeted flooring.

Bedroom One

12' 9" x 8' 1" (3.89m x 2.46m)

Window to the rear aspect with views of the golf course, radiator and carpeted flooring.

Bedroom Two

13' 5" x 8' 4" (4.09m x 2.54m)

Window to the front aspect, radiator and carpeted flooring.

Bedroom Three

9' 6" x 8' 9" (2.90m x 2.67m)

Window to the rear aspect, shelving, radiator and carpeted flooring.

Bathroom

Suite comprising of a corner shower cubicle, bath, wash hand basin and WC, obscure window to the front aspect, towel rail and vinyl flooring.

Loft Space

Partly boarded with a loft ladder and a light.

Exterior

To the rear of the property is a fully enclosed garden laid to lawn, decking and patio with an outside double electric socket, insulated summerhouse with double electric sockets and lights. Access gate to the rear of the garden past neighbours.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/CRM108393



welcome to

Lawson Way, Sheringham

- NO ONWARD CHAIN
- Three Bedroom Mid Terrace House
- Summerhouse with WFH potential
- Turn Key Property
- Council Tax Band B

Tenure: Freehold EPC Rating: C

£280,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CRM108393](https://www.williamhbrown.co.uk/Property/CRM108393)



Property Ref:
CRM108393 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01263 513764



Cromer@williamhbrown.co.uk



17 - 19 West Street, CROMER, Norfolk, NR27 9HZ



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)