



Campion Way, Sheringham, NR26 8UN

welcome to

Campion Way, Sheringham

*** Four Bedroom Detached House ***

Offered with No Onward Chain William H Brown are delighted to offer this well-presented home set close by to local schools and town.



Description

Located in the popular coastal town of Sheringham is this detached Family Home which enjoys internal accommodation to include versatile living space of Lounge, Kitchen/Dining Room, Utility, Study, Conservatory, ground floor Bedroom and downstairs Cloakroom, whilst upstairs offers three further Bedrooms and Family Bathroom. Outside has ample off-road parking and low-maintenance front & rear gardens.

Sheringham itself 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.

Hall

Front door opens into hall with internal doors leading to Cloakroom & Lounge.

Cloakroom

Two piece suite comprising of WC and wash basin, double glazed window to the front & wall mounted radiator.

Lounge

17' 2" into recess x 13' 10" (5.23m into recess x 4.22m)
Double glazed window to the front, white mantel piece, wall mounted radiator, carpeted flooring, coving and stairs to first floor. Archway to Study and doors to Kitchen/Dining Room and Bedroom Three.

Bedroom Three

Ground floor bedroom, double glazed window to the front, wood laminate flooring & wall mounted radiator.

Study

18' 5" x 10' (5.61m x 3.05m)
Wall mounted radiator, carpeted flooring & door to Conservatory.

Conservatory

9' x 8' 6" (2.74m x 2.59m)
Brick base with double glazed windows to 3 sides and double glazed door to outside.

Kitchen / Dining Room

17' 5" x 9' 11" (5.31m x 3.02m)
Fitted with a range of wooden base & wall units, work surface over with stainless steel sink & drainer unit. Space for 5 burner range style oven with cooker hood over and space for under counter fridge. Rear aspect double glazed window overlooking rear garden and wood effect vinyl flooring throughout.

Dining Room area has wall mounted radiator, double glazed patio doors to rear garden & door to Utility.

Utility

8' 4" x 5' (2.54m x 1.52m)
Fitted range of wooden base units with work surfaces over, plumbing for washing machine, space for standing fridge freezer and white goods, Gloworm boiler & double glazed window.

First Floor Landing

Airing cupboard, wall mounted radiator, carpeted flooring & double glazed window. Doors to Bedrooms and Bathroom.

Bedroom One

13' 11" x 11' 11" into recess (4.24m x 3.63m into recess)
Double glazed window to the front, wall mounted radiator, carpeted flooring & nook with wardrobe rail.

Bedroom Two

11' 11" into recess x 10' 10" (3.63m into recess x 3.30m)
Double glazed window to the rear, wall mounted radiator & wood laminate flooring.

Bedroom Four

7' 8" into recess x 7' 3" into recess (2.34m into recess x 2.21m into recess)
Double glazed window, wall mounted radiator & carpeted flooring.

Family Bathroom

White suite comprising of bath with electric shower over, pedestal wash basin & WC. Wall mounted radiator, vinyl flooring & double glazed window.

Outside

To the front of the property is a brick weave driveway which provides ample off-road parking, with a low-maintenance gravel area to the side.

The rear of the property has an enclosed garden which is made up of decking, gravel area and lawn with a hedge boarder.



view this property online williamhbrown.co.uk/Property/CRM107748



welcome to

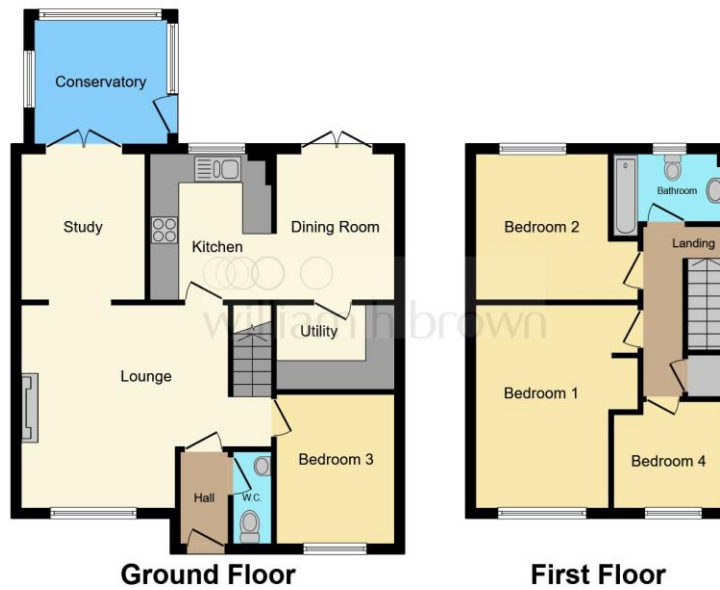
Campion Way, Sheringham

- NO ONWARD CHAIN
- Four Bedroom Detached House
- New Windows & Doors
- Turn-Key Property
- Close to Schools & Town

Tenure: Freehold EPC Rating: D

offers in excess of

£425,000



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



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/CRM107748



Property Ref:
CRM107748 - 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



01263 513764



Cromer@williambrown.co.uk



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



williambrown.co.uk