



**Angel Yard, Sheringham, NR26 8BD**

**welcome to**

**Angel Yard, Sheringham**

>>> No Onward Chain <<<

A perfect "Lock Up & Leave" Cottage in the sought after town of Sheringham with 1 double Bedroom, Kitchen/Dining Room, Lounge, Cloakroom & Bathroom.



## Description

Offered with No Onward Chain & located in the popular seaside town of Sheringham don't miss this stunning character Cottage which enjoys internal accommodation to include Lounge with oak flooring, Kitchen/Dining Room and downstairs Cloakroom, whilst upstairs offers a double Bedroom & Bathroom with claw foot bath.

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.

## Porch

Front door opens into porch with 2 windows & internal door into Kitchen/Dining Room.

## Kitchen / Dining Room

11' 4" x 8' 9" max (3.45m x 2.67m max)  
Irregular shaped room fitted with a range of wall & base units, granite work surface over with matching upstand and 1 1/2 under counter sink. Built-in oven, hob with stainless steel splash back & cooker hood over, integrated dishwasher & fridge/freezer. Stairs to first floor, front aspect double glazed window & stable door to rear.

## Lounge

11' 3" x 10' (3.43m x 3.05m)  
Oak flooring, double glazed double doors to front & picture window to side.

## Cloakroom

Suite comprising WC & wash basin.

## First Floor Landing

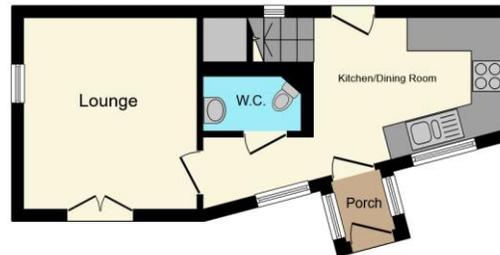
Oak flooring and doors to Bedroom & Bathroom.

## Bedroom

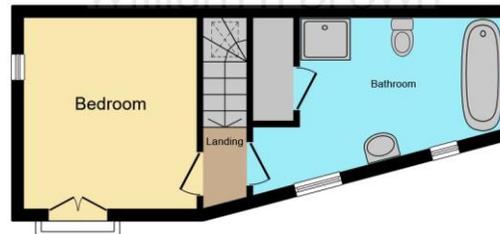
11' 4" x 10' 3" (3.45m x 3.12m)  
Oak flooring, radiator, side aspect double glazed window and front aspect double glazed window with Juliet balcony.

## Bathroom

Suite comprising WC, pedestal wash basin, ball & claw foot freestanding bath with shower attachment & mixer tap and double shower cubicle. Cupboard housing boiler, extractor, radiator and 2 front aspect double glazed windows.



Ground Floor



First Floor

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](http://www.focalagent.com)



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## Angel Yard, Sheringham

- NO ONWARD CHAIN
- Character Cottage
- Lounge with Oak Flooring & Kitchen/Dining Room with granite work surfaces
- Double Bedroom
- Downstairs Cloakroom & Upstairs Bathroom with claw foot bath
- Perfect "lock Up & Leave"
- Sought After Seaside Town Location

Tenure: Freehold EPC Rating: Awaited

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM108750 - 0002

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