









## welcome to

# **Britons Lane, Beeston Regis, Sheringham**

Don't miss this well-presented Semi-Detached 3 Bedroom house with Living Room, fitted Kitchen, Bathroom and downstairs Cloakroom, outside has landscaped gardens, a useful Studio and is located in the popular village of Beeston Regis on the outskirts of Sheringham.













### **Description**

Located in the small village of Beeston Regis, which is approximately 1.6 miles from the seaside town of Sheringham, is this ex-local authority semi-detached house which enjoys internal accommodation to include Entrance Hall, Living Room, Kitchen, 3 Bedrooms, downstairs Cloakroom & Bathroom. Outside offers a landscaped front garden and rear garden with a useful Studio which has power.

Beeston Regis itself offers a local convenience store and transport links into the town of Sheringham which 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 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 clifftop golf course.

#### **Entrance Hall**

Door opens into hall with stairs to first floor, built-in cupboard, tiled flooring & wall mounted radiator. Doors open to Living Room & Kitchen.

### **Living Room**

17' 8" x 10' 5" (5.38m x 3.17m)

L-shaped room with TV point, picture rail, 2 wall mounted radiators & 2 double glazed windows to the front and rear aspects.

#### Kitchen

11' x 9' 11" (3.35m x 3.02m)

Shaker style kitchen fitted with a range of cream wall & base units and wooden work surface over with stainless steel sink & drainer unit. Door to larder, tiled flooring, wall mounted radiator and door to rear hall.

#### Rear Hall

Store cupboard housing fridge/freezer and door to Cloakroom which has a suite comprising high level WC, wash basin & double glazed window.

#### **Bedroom One**

13' 11" x 9' 11" (4.24m x 3.02m)

Built-in cupboard, carpeted flooring, wall mounted radiator & front aspect double glazed window.



Bedroom 2

Bedroom 1

**Ground Floor** 

First Floor

#### **Bedroom Two**

11' x 9' 11" (3.35m x 3.02m)

Carpeted flooring, wall mounted radiator & front aspect double glazed window.

#### **Bedroom Three**

10' 6" x 7' 6" (3.20m x 2.29m)

Carpeted flooring, wall mounted radiator & rear aspect double glazed window.

#### **Bathroom**

Suite comprising WC, wash basin and bath with mixer tap & shower over. Tiled splash back & flooring, wall mounted radiator & double glazed window.

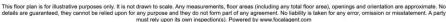
#### **Outside**

To the front of the property is a landscaped garden with lawn, array of plants & bushes and a pathway to the front door

The rear garden has a lawn with flower boarder, rose bed, cherry tree & outside tap. There is also a shed for storage and a useful brick built studio which has power.

### **Agent's Note**

Please note this property is subject to a Section 157 restriction, contact the branch on 01263 513764 for more details.







### welcome to

# **Britons Lane, Beeston Regis, Sheringham**

- Ex Local Semi-Detached House
- 3 Bedrooms
- Fitted Kitchen & Large Living Room
- Downstairs Cloakroom & Bathroom
- Front & Rear Gardens

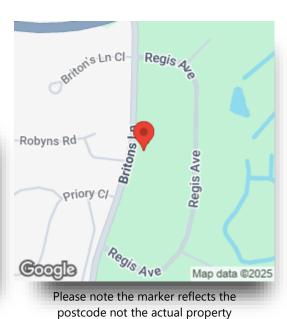
Tenure: Freehold EPC Rating: C

£325,000









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Property Ref: CRM108778 - 0005 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 buyer's 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.





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