



16a Wyndham Street, Sheringham NR26 8BA

welcome to

16a Wyndham Street, Sheringham

"Waterdown" is quietly situated within a short walk of the Beach and Sheringham High Street with all it's amenities. Architect designed and built in the 1990's, this spacious, easily managed home needs to be internally inspected to be fully appreciated.



This unique house comprises OPEN PORCH with store cupboard, ENTRANCE HALL with cloaks cupboard, JACK AND JILL BATHROOM with bath, shower over, wash hand basin and WC, doubling as a downstairs cloakroom and en suite to BEDROOM 2 with double and single built in wardrobes, LOUNGE with large under stairs cupboard, DINING KITCHEN with built in microwave, oven, hob, fridge, freezer, dishwasher and washer/dryer, CONSERVATORY with underfloor heating. FIRST FLOOR. LANDING with large built in storage cupboard, BEDROOM 1 with twin double built in wardrobes, good sized Airing Cupboard and Linen Store, ENSUITE BATHROOM with bath, shower over, wash hand basin in built in cupboards, low level WC, bidet and heated towel rail. OUTSIDE. SMALL ENCLOSED COURTYARD, PARKING SPACE FOR ONE CAR.

Sheringham is a delightful small town in an area of Outstanding Natural Beauty on the North Norfolk Coast nestling between the sea with it's Blue Flag Beach and the 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, as well as a modern health centre, dentist, theatre, library, the Reef Leisure Centre, the North Norfolk Heritage Steam Railway and a magnificent 18 hole cliff top golf course. There are excellent bus and mainland rail links into Norwich and from there to London, Cambridge and all over the Country.

Entrance Porch & Hallway

OPEN PORCH with security lighting, built in STORE. Hardwood door leading to ENTRANCE HALLWAY with light from the Velux window above the staircase leading to the First Floor, electric radiator, built in cloaks cupboard with shelf and hanging rail, and doors to Bedroom 2, the Jack and Jill Bathroom and the Lounge

Lounge

15' 10" into recess x 13' 3" into recess (4.83m into recess x 4.04m into recess)
Built in feature electric fire, tiled display shelf and raised hearth with built in cupboard. Arched recess with feature limed wooden shelf. TV aerial point, electric radiator, two front aspect double glazed windows, and light from the rear sky facing Velux window. There is a large hatch to the Dining Kitchen with shuttered double folding doors allowing privacy when closed or more open plan if not. Large under stairs storage cupboard. Georgian style fully glazed door with bevelled glass leading into the Kitchen.

Dining Kitchen

10' 8" x 11' 6" plus recess (3.25m x 3.51m plus recess)
KITCHEN with fully fitted Schrieber "Dorchester" wall and floor mounted units with inset 1 ½ bowl sink unit with mixer tap, under unit lighting, work surfaces, Italian ceramic tiled splashbacks, built in 4 ring electric hob and oven, and extractor cooker hood over. Built in stainless steel microwave, built in fridge and freezer, washer/dryer, dishwasher, front aspect double glazed window, electric radiator, telephone and TV aerial points, tiled floor and hardwood door into the conservatory

Conservatory

13' 3" x 4' 2" (4.04m x 1.27m)
Comprising three solid walls with bespoke powder coated aluminium fully double glazed roof and fully double glazed door out into the Enclosed Courtyard and marble tiled floor and under floor heating

Bedroom Two Ground Floor

9' 7" into recess x 13' 9" into bay (2.92m into recess x 4.19m into bay)
Front aspect double glazed window, electric radiator and a range of a double and a single built in wardrobes and a door into the JACK AND JILL EN SUITE BATHROOM with Ideal Standard suite comprising panelled bath with electric shower over and glazed shower screen, wash hand basin with mixer tap, low level WC, heated towel rail, wall

mounted heater and extractor fan, electric shaver point and wall mounted light, built in mirror and fully tiled walls on two sides. There is a connecting door to the entrance hall to facilitate it's use as a cloakroom/wc.

First Floor Landing

Double glazed Velux window to the rear skywards, giving natural light over the stairs and a large built in storage cupboard.

Bedroom One

20' x 12' 9" max (6.10m x 3.89m max)
Two front aspect double glazed windows, a range of twin double wardrobes, an airing cupboard/ linen store with insulated hot water cylinder, twin immersion heaters, and slatted shelving unit for linen storage, and hanging rail, making it ideal as a drying area. There are TV aerial and telephone points, and electric radiator. Door into EN SUITE BATHROOM with fully tiled walls and a suite comprising of panelled bath with electric shower over and glazed shower screen, wash hand basin with mixer tap built into a vanity unit with built in cupboard and drawer, and wall mounted cupboards and shelving above, low level WC, bidet, wall mounted light and shaver socket, extractor fan and wall mounted heater and a heated towel rail.

Exterior

The property is approached over a gravelled yard serving Waterdown, 16 and 18, Wyndham Street. Waterdown owns one gravelled PARKING SPACE. A newly installed wrought iron lockable gate leads into the COURTYARD which is enclosed by a high wall, and has a paved floor..

Services

Mains Electric, Drainage and Water, with a water meter.
Separate 5 amp lighting circuit for the Sitting room and Bedrooms.



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welcome to

16a Wyndham Street, SHERINGHAM

- No Onward Chain
- Two bedrooms both with en suites.
- Off Street Parking for one car
- Short walk from the Beach and the High Street amenities.
- Low Maintenance

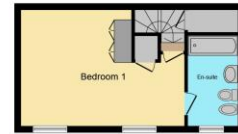
Tenure: Freehold EPC Rating: D

offers in the region of

£325,000



Ground Floor
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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 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) must rely upon its own inspection(s). Powered by www.floorplan.com



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Property Ref:
CRM108425 - 0004

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william h brown



01263 513764



Cromer@williamhbrown.co.uk



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



williamhbrown.co.uk