



Woodland Rise West, Sheringham NR26 8NZ

welcome to

Woodland Rise West, Sheringham

****NO ONWARD CHAIN****

This four bedroom property with extensive living space, includes a one bedroom Annex with separate entrance, plenty of parking, double garage and a large garden with patio area..



A fantastic opportunity to purchase a four bedroom, detached house with an Annex, in the popular town of Sheringham. The seaside town has plenty to offer, with a range of amenities from shops, cafes, supermarkets, a theatre and of course the beautiful beaches and coastal walks that North Norfolk has to offer. Sheringham hosts popular and extremely well attended events such as the 1940's weekend and Carnival week.

The house itself is detached, comprising of four bedrooms with master en suite, a good sized lounge, dining room, fitted kitchen, conservatory and family bathroom. Outside, the front of the property is laid to lawn with a driveway leading to the front door and double garage. To the left of the property is an Annex comprising lounge, fitted kitchen, bedroom and large bathroom with a separate entrance. To the rear is a large low maintenance garden with patio area.

Entrance

10' 8" x 9' 1" (3.25m x 2.77m)

Door to the front aspect, floor to ceiling window to the front aspect, stairs to first floor, access to rooms storage cupboards and wooden flooring.

Cloakroom

Suite comprising wash hand basin and WC, radiator and tiled flooring.

Office

Cupboard and drawers with work surface over, boiler, double glazed window to the front aspect with blinds and hanging hooks.

Lounge

20' 5" x 11' 10" (6.22m x 3.61m)

Double glazed window to the front aspect, double doors to the dining room, bi fold doors to the conservatory, electric fire, radiators, tv point and carpeted flooring.

Dining Room

13' 1" x 10' 1" (3.99m x 3.07m)

French doors to the garden, radiator, door to the kitchen and vinyl flooring.

Kitchen

12' 5" x 11' 11" (3.78m x 3.63m)

Fitted kitchen with range of white, glossy wall and base units, work surfaces over, integrated dishwasher, oven and hob with cooker hood above, sink drainer, tiled splashbacks, double glazed window to the rear aspect and tiled flooring.

Utility Room

Integrated to the garage.

Conservatory

Hexagonal shaped room, brick base with double glazed windows and double doors to the garden, vaulted ceiling and tiled flooring.

Landing

11' 1" x 8' (3.38m x 2.44m)

Access to all rooms and carpeted flooring.

Bedroom One

12' 5" x 11' 1" (3.78m x 3.38m)

Fitted wardrobes, double glazed window to the rear aspect, radiator and carpeted flooring

Ensuite

Suite comprising shower cubicle, vanity unit with wash hand basin and WC, double glazed window to the front aspect, towel rails and tiled flooring.

Bedroom Two

11' 11" x 11' 1" (3.63m x 3.38m)

Double glazed window to the rear aspect, radiator and carpeted flooring.

Bedroom Three

12' x 7' 7" (3.66m x 2.31m)

Double glazed window to the front aspect, radiator and carpeted flooring.

Bedroom Four

9' 1" x 8' 6" (2.77m x 2.59m)

Double glazed window to the rear aspect, radiator and carpeted flooring.

Bathroom

Suite comprising P shaped bath with shower over, wash hand basin and WC, double glazed window to the front aspect, towel rails and tiled flooring.

Annex

Entrance Hall

Door to the front aspect, cupboard and access to the bedroom, kitchen and bathroom.

Bathroom

Suite comprising bath, shower cubicle with electric shower, wash hand basin and WC, part tiled walls, double glazed window to the rear aspect and tiled flooring.

Kitchen

13' 6" x 6' 7" (4.11m x 2.01m)

Fitted kitchen with range of wall and base units and work surfaces over, oven and hob, sink drainer, door to the lounge, double glazed window to the rear aspect.

Lounge

13' 7" x 10' 8" (4.14m x 3.25m)

Sliding doors to the rear garden, double glazed window to the side aspect and carpeted flooring.

Bedroom

12' 8" x 11' 2" narrowing to 7' 3" (3.86m x 3.40m narrowing to 2.21m)

Double glazed window to the rear aspect, radiator and carpeted flooring.

Exterior

To the front of the property is a driveway leading to a double garage, lawned area, trees and bushes. The rear garden is mainly laid to lawn with a large patio area, trees and bushes.



view this property online williamhbrown.co.uk/Property/CRM108958



welcome to

Woodland Rise West, Sheringham

- NO ONWARD CHAIN
- Extensive garden
- Annex with Separate Entrance
- Double Garage and Driveway
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: Deleted



£550,000

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



view this property online williamhbrown.co.uk/Property/CRM108958



Please note the marker reflects the postcode not the actual property



Property Ref:
CRM108958 - 0008

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