



8 Repton Way, Sheringham

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Pointens





8 Repton Way, Sheringham
Norfolk NR26 8UT
 Holt 4 miles, Norwich 20 miles

A superbly appointed semi-detached house constructed by a award wining local builders Norfolk Homes. Situated towards the southern outskirts of this popular seaside town the property is a stones throw from the 165 acres of Pretty Corner and its extensive walks, woods, heathland and wildlife.

GUIDE PRICE £440,000



The Property

The property offered for sale is an exceptionally well appointed semi detached house, which was built in 2022 by Norfolk Homes and is being sold with a balance of a 10yr LHBC guarantee. It is situated on the southern outskirts of the town, within a short walk of the local school, grocery store, bus stop and Pretty Corner woods. It will offer a tranquil home for those who enjoy walking in nature. The accommodation briefly comprises of an entrance hall, cloakroom, sitting room, well fitted out kitchen/dining room, utility room, three bedrooms (master en-suite,) and a family bathroom. The property has the benefit of modern treble glazing, and gas fired central heating throughout, underfloor heating downstairs. Outside there is a front drive offering off street parking, and a large garage. Directly behind the property is an easily maintained fully enclosed rear garden.

Location

Sheringham is a popular seaside town, situated just 4 miles from Cromer, 7 miles from Holt and 14 miles from Aylsham. There is a market in the town, a library, a choice of dental practises and doctors, in addition to a variety of shops and services. The railway station, from where there is a tourist train service to Holt on the Poppy Line and a regular service to Norwich, is located in the centre of the town. The County City of Norwich is just over 20 miles away from where there is a fast rail service to London Liverpool Street and Norwich Airport has direct flights to many major cities. Campion Way is within easy walking distance from Sheringham High School.

Directions

Leave the centre of Sheringham via the Holway Road. After around 1/2 mile just before entering the trees the entrance to Repton Way will be found on your right hand side. No 8 will then be found on your right hand side after around 100 yards.

ACCOMMODATION

The accommodation comprises of:

Entrance Hall

Staircase to first floor with cupboard under, tiled floor,

Cloakroom

Vanity unit with basin over, WC, tiled floor

Sitting Room (16'9 x 11'2)

Television point, double doors leading to:

Kitchen/Dining Room (21'7 x 16'6)(narrowing to 10'8)

Good range of fitted base units with working surfaces over, inset one and a half bowl sink with mixer tap, fitted double oven, gas hob, extractor hood, tiled splashback, range of matching wall units, tiled floor, double doors leading to the rear garden.

Utility Room (6'9 x 5'3)

Fitted base unit, working surfaces over, inset single drainer sink with mixer tap, plumbing for automatic washing machine, tiled floor

First floor landing

Airing cupboard, radiator

Bedroom One (11'3 x 11'6)

Fitted double wardrobe, radiator, fitted blind,

En-suite

Vanity unit with wash basin over, shower cubicle, WC, electric shaving point, heated towel rail.

Bedroom Two (10'7 x10'2)

Fitted double wardrobe, radiator.

Bedroom Three (9'3 x 9'3)

Radiator, fitted double wardrobe.

Family Bathroom

Panelled bath with mixer tap and shower attachment, shower screen, vanity unit with wash basin over, WC, electric shaving point, heated towel rail.

Curtilage

The property is approached via a tarmac driveway which provides ample off street parking. This in turn leads to a garage (19'8 x 17'7 narrowing to 10') with electric up and over door, electric power and light and a personnel door leading to the garden. To the rear of the property there is an Astro Turf garden area and patio. The garden is fully enclosed by wood panel fencing.

General Information

Tenure: Freehold.

Council Tax Band: C (2025/26—£2064.47)

Services: All mains services are connected, drainage via septic tank

Local Authority: North Norfolk District Council Tel: 01263 513811.

Viewing: Strictly via the sole agent, Pointens Estate Agents,
Tel: 01263 711880.

Energy Performance Certificate: B

Ref No: H313404.

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

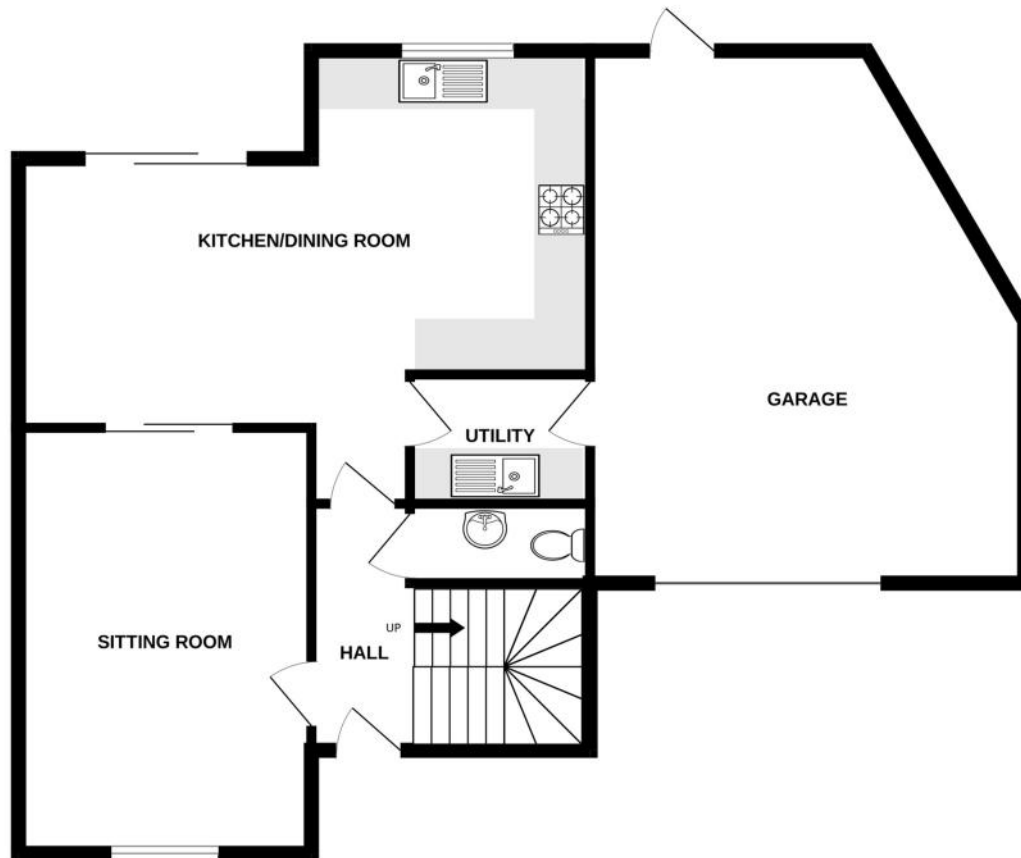
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GROUND FLOOR
921 sq.ft. (85.6 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



8 REPTON WAY, SHERINGHAM NR26 8UT

TOTAL FLOOR AREA : 1524 sq.ft. (141.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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