

# Arnolds | Keys



## 17a Hooks Hill Road, Sheringham, NR26 8NL

**Price Guide £1,150,000**

- Outstanding newly built property
- Prestigious road with individual properties
- Underfloor heating throughout
- Stunning elevated location
- Five bedrooms
- Versatile contemporary styled living
- Breathtaking panoramic coastal views
- Three bathrooms including two ensembles
- 10 year Advantage Warranty

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# 17a Hooks Hill Road, Sheringham NR26 8NL

Nestled in the sought-after location of Hooks Hill Road, this stunning detached house offers a perfect blend of contemporary design and breath-taking coastal views. Boasting two beautifully proportioned reception rooms, five bedrooms, and three bathrooms, this property is ideal for those seeking a modern and luxurious living space.

The highly favoured location of this house ensures not only beautiful views but also easy access to local amenities and the charming town of Sheringham. With its four well-appointed bedrooms and three stylish bathrooms, this house provides ample space for families or those who love to entertain guests. Imagine waking up to the sight of the sea every morning or hosting gatherings in a home that exudes sophistication.

Don't miss the opportunity to make this exquisite property your own and experience the best of coastal living in Sheringham.



Council Tax Band: TBC



### **ENTRANCE LOBBY**

Fully glazed entrance door and further glazed panel to front aspect.  
Leading to:

### **LOUNGE/DINING ROOM**

With large picture window to front aspect, provision for wall mounted TV, luxury vinyl parquet flooring, leading to:

### **KITCHEN/BREAKFAST ROOM**

Another light room with glazed roof lights to the rear. Comprehensive range of contemporary styled, high gloss base and wall cupboards with quartz work surfaces and matching upstands, double bowl, stainless steel sink unit. Large island unit with breakfast bar, integrated induction hob with extraction above, further integrated appliances to include fridge/freezer, twin electric ovens, coffee machine and dishwasher.

### **STUDY**

Two windows to front aspect, built in media and storage cupboard, continuation of luxury vinyl parquet flooring.

### **INNER HALLWAY**

Carpeted stairs to first floor, glazed door to rear, continuation of flooring.

### **SHOWER ROOM**

Beautifully fitted with an enclosed shower cubicle with spray and drench heads, vanity wash basin with cupboards beneath, concealed cistern w.c., tiled splashbacks.

### **UTILITY ROOM**

Window to rear aspect, inset sink unit, base cupboards with laminated work surfaces and matching upstands, provision for washing machine. Pressurised water cylinder and water softener.

## **FIRST FLOOR**

### **LANDING**

Stairs to second floor, fitted carpet.

### **BEDROOM 2**

Provision for wall mounted TV, built in cupboard, picture window and fully glazed door opening to the BALCONY: With panoramic views to the coast in the distance.

### **BEDROOM 3**

Provision for wall mounted TV, large picture window to rear aspect with steps leading to a fully glazed door. This leads to the walkway leading to the terraced rear garden and studio.

### **BEDROOM 4**

Two aspects including a window to the front with coastal views and a further fully glazed door to the balcony. Door to: ENSUITE SHOWER ROOM with corner shower enclosure, concealed cistern w.c. and vanity washbasin.

### **FAMILY BATHROOM**

Panelled bath, vanity wash basin with cupboards beneath, concealed cistern w.c., part tiled walls, heated towel rail.

## **SECOND FLOOR**

### **LANDING**

With glazed roof light, fully glazed panel door to:

### **BALCONY**

With glass and steel balustrade and superb views to the Coast in the distance.

## PRINCIPAL BEDROOM

Large picture windows to front and rear aspects, provision for wall mounted TV. Door to: ENSUITE with level entry shower enclosure with mixer shower, drench head and spray, vanity wash basin with cupboards beneath, concealed cistern w.c., part tiled walls, heated towel rail.

## STUDIO

Set at the pinnacle of the rear garden with fully glazed doors and windows to the front, electric lighting and power points.

## GARAGE

This has an electric roller door, electric light and power

## GARDENS

The property is approached over a shared access leading to the private driveway and access to the garage:. A block pavia area provides additional parking and leads to the entrance steps. A side access then leads to the rear courtyard from which steps then lead to the terraced rear garden. Almost at the pinnacle is the studio with its own paved terrace and further stunning views. Steps then lead behind the studio to the highest point of the grounds where the views are at their best, providing a stunning panorama.

## AGENTS NOTE

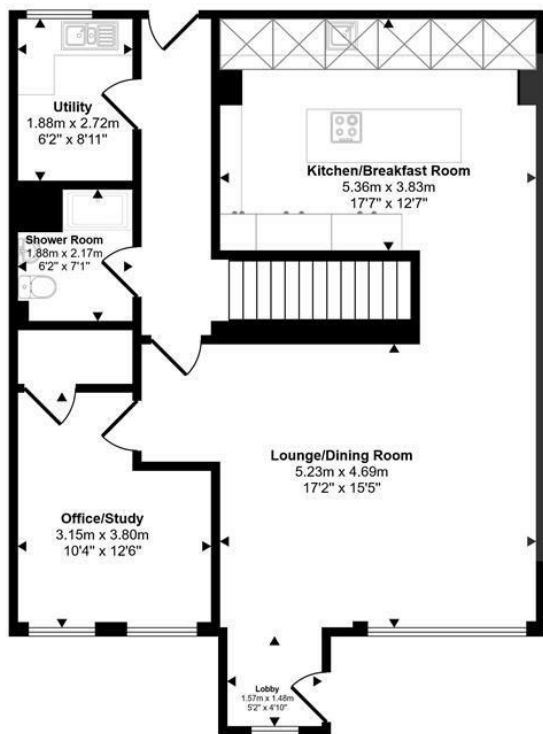
The property is freehold and has mains water electricity and drainage connected. The property has yet to be assessed for Council Tax and Energy efficiency. Please note that some of the photos have been digitally staged to offer an impression of how they could look when furnished.



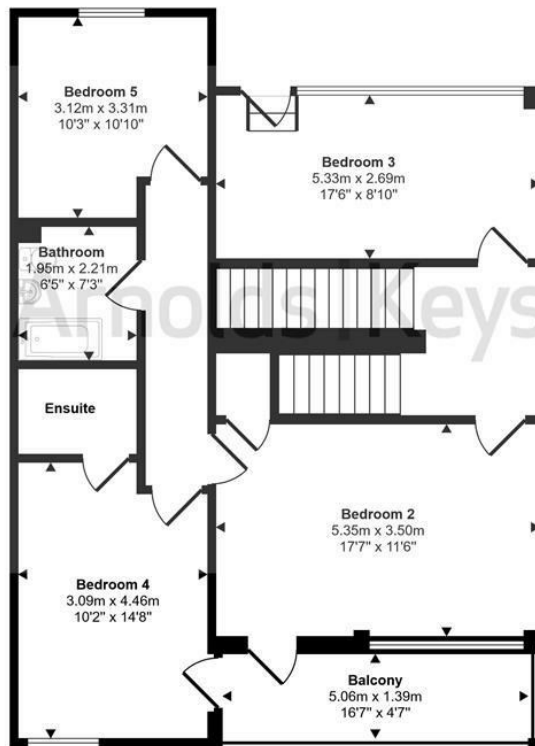




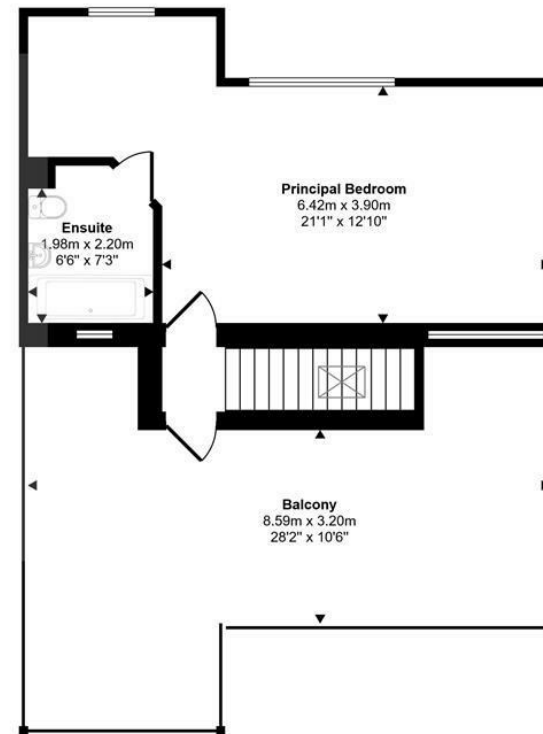
Approx Gross Internal Area  
218 sq m / 2349 sq ft



Ground Floor  
Approx 89 sq m / 954 sq ft



First Floor  
Approx 86 sq m / 928 sq ft



Second Floor  
Approx 43 sq m / 466 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick to sellers and buyer for mortgage advice. Should you decide to use them we could receive a referral fee of £250.