

Directions

From Station Road, proceed straight over the main Cromer Road, A149 at the roundabout onto the A1062 and take the first turning on your left into Alexandra Road and the property will be found after a short distance on your left-hand side with a Watsons Period & Prestige board erected.



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We are open

Monday – Thursday 9am to 5.30pm
Friday 9am to 5pm
Saturday 9am to 4pm

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watsons

Period
Prestige

DRAFT DETAILS AWAITING VENDOR APPROVAL



home for sale

5 Alexandra Road
Sheringham, NR26 8HU

Guide Price

£550,000

Freehold

A truly impressive bay fronted, end of terrace Edwardian House arranged over three floors ideal as a permanent or holiday home just quarter of a mile from the heart of Sheringham.

- NO ONWARD CHAIN • Delightful Sitting Room • Superb Kitchen/Dining Room
- Family Room with Doors To Garden • Principal Bedroom With En-Suite
- Three Further Double Bedrooms • Family Bathroom & Shower Room • 54' Rear Garden
- Period Features • Tastefully Refurbished & Renovated • (Ref: NEE19604)

Viewing strictly by
prior arrangement
with the agents

01603 619916

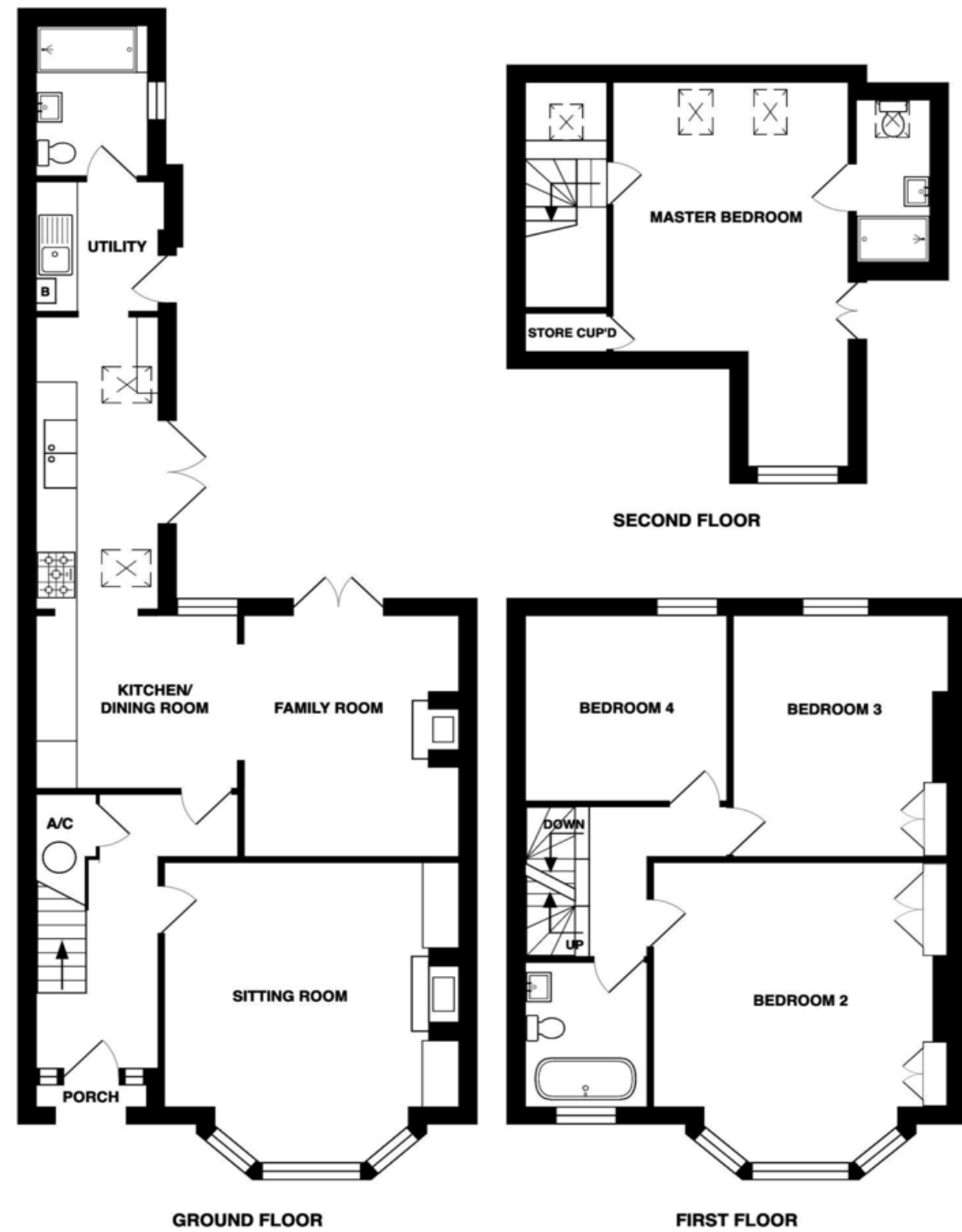
City, County and Coastal specialists • periodandprestige.co.uk

Regulated by RICS



Floor Plan

5 Alexandra Road Sheringham, NR26 8HU



Total Area: 152.4 m² ... 1640 ft²

All measurements are approximate and for display purposes only

Location

Sheringham is a charming North Norfolk coastal town surrounded by some of Norfolk's finest countryside. The town centre and high street has a healthy number of independent shops serving everyday needs including a Tesco's supermarket, primary and secondary schooling including a sixth form, churches of most denominations, a busy theatre and library, modern health centre, dentist and 18 hole cliff top golf course together with regular bus and rail services to the city of Norwich and other nearby towns. There are also some beautiful coastal and woodland walks in the area and the town plays host to several festivals throughout the year.

Description

Constructed in the early 1900's this Edwardian end of terrace residence, arranged over three floors, has been totally renovated to an exacting standard, tasteful decoration and quality fittings adding a contemporary modern day feel to this period home.

The original entrance door with its decorative glass opens into a pleasant reception hall with quarry tiled floor and leads through to a delightful comfortable sitting room with wood burning stove as a focal point to the room, bespoke alcove furniture and a wide bay window flooding the room with light. At the rear of the property a fantastic open plan multi-functional space has been created with ample room to accommodate a table seating eight, a seating area once again with a wood burning stove and French doors leading to the rear garden. From this dining/family space a most attractively fitted kitchen finished in grey with hardwood work surfaces leads through to a utility area and shower room beyond.

The bedrooms are arranged on the other two floors. On the first floor there are three double bedrooms, two with wardrobing and sharing a contemporary bathroom and on the top floor the master bedroom suite with en-suite shower room and Velux windows providing distant glimpses of the sea.

This property would make a fantastic permanent or holiday home and early viewing is strongly recommended by the sole selling agent.

The accommodation comprises:-

Decorative open entrance porch with light and original entrance door with decorative glass to:-

Reception Hall

14' 6" x 5' 11" (4.42m x 1.8m) Carpeted staircase to the first floor, useful storage cupboard under also housing the Megaflo hot water tank, period style column radiator, quarry tiled floor, inset ceiling downlights.

Sitting Room

16' 0" (into bay (12' 11" minimum)) x 14' 11" (into alcoves) (4.88m x 4.55m) (Front Aspect) A comfortable, bright and airy room with a wood burning stove on stone hearth with mantle over and bespoke built-in alcove cupboards and shelving, two wall lights points, period style column radiator.

Family Room

10' 8" (into alcoves) x 12' 11" (3.25m x 3.94m) Fireplace with wood burning stove on stone hearth, tv point, radiator, two wall light points, attractive wood effect laminated flooring, French doors leading to the rear garden, square opening to:-

Kitchen/Dining Room

9' 10" x 9' 7" (3m x 2.92m) (plus 15' 5" x 6' 1") (Side and Rear Aspect) Superbly fitted with a most attractive range of units finished in grey with Heritage brass polished nickel handles and hardwood work surfaces over, comprising inset double bowl porcelain sink with mixer tap and cupboards under, integrated Bosch dishwasher and double bin, further base cupboard and drawer units together with open shelving, wine racks and two shelved tall cupboards, space and gas point for range cooker with glass splashback and brushed stainless steel extractor hood over, cooker point, wall shelf, housing for an American style freestanding fridge/freezer with cupboard over, two period style column radiators, attractive wood effect laminated flooring to the dining area and porcelain tiling to the kitchen, inset ceiling downlights and two Velux windows, double glazed french doors leading to the rear garden, opening to:-

Utility Room

6' 10" x 6' 5" (2.08m x 1.96m) (Side Aspect) With matching units and comprising inset single drainer stainless steel sink unit with mixer tap and cupboard under, adjacent space and plumbing for automatic washing machine and space for tumble dryer, hardwood work surface over, wall mounted Ideal boiler serving the central heating and domestic hot water, double wall cupboard, column radiator, double glazed door to the rear garden.

Shower Room

7' 10" x 5' 7" (2.39m x 1.7m) (Side Aspect) With white contemporary suite comprising of double shower cubicle with Bristan rain water shower and hand held shower head, vanity hand basin with mixer tap, pop up waste and drawers under, low level w.c., chrome finish heated towel radiator, inset ceiling downlights, most attractive part tiled walls, porcelain tiled floor.



First Floor

Landing

Carpeted staircase to the second floor, radiator and carpet, inset downlights.

Bed room 2

16' 1" (into bay (13' minimum)) x 14' 9" (into alcoves) (4.9m x 4.5m) (Front Aspect) Twin built-in double wardrobes with hanging rail and shelf, double radiator, tv and telephone points, carpet.

Bed room 3

12' 10" x 10' 8" (into alcoves) (3.91m x 3.25m) (Rear Aspect) To include built-in double wardrobe with hanging rail and shelf, attractive period fireplace with colour wash and cast iron inset, radiator, carpet.

Bed room 4

10' 1" x 9' 7" (3.07m x 2.92m) (Rear Aspect) With radiator and carpet.

Family Bathroom

7' 6" x 6' 0" (2.29m x 1.83m) (Front Aspect) With white contemporary suite comprising of roll top claw foot bath with mixer tap and shower attachment, low level w.c. and vanity hand basin with mixer tap, pop up waste and cupboard under, attractive part tiled walls, towel radiator, extractor fan, shaver point, vinyl flooring and inset ceiling downlights.

Second Floor

Landing

With bespoke fitted shelving and Velux window.

Master Bedroom

13' 11" x 11' 7" (4.24m x 3.53m) (plus 6' 5" x 4' 9") (Front Aspect) A superb room with far reaching countryside views to the front and glimpses of the sea to the rear through two Velux windows, double radiator, eaves cupboards and carpet, door to:-

En-Suite Shower Room

8' 8" x 3' 8" (2.64m x 1.12m) With white contemporary suite comprising of double shower cubicle with Grohe rain water shower and hand held shower, attractive wall tiling, vanity hand basin with mixer tap, pop up waste and drawer under, tiled splashback and shaver point, low level w.c. with concealed cistern, chrome heated towel radiator, vinyl flooring, extractor fan, inset ceiling downlights and Velux window.

Outside

The front garden has an area of grass with surrounding borders of shrubs and bushes. The rear garden measures some 54' x 22', being predominantly laid to lawn with a good size porcelain paved patio accessed from the family room and kitchen. Rear pedestrian access. Outside lighting.

Services

All mains services are available.

Local Authority/Council Tax

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN
Tel: 01263 513811
Tax Band: To be confirmed

EPC Rating

The Energy Rating for this property is D. A full Energy Performance Certificate will be available on request.

Important Agent Note

Intending purchasers will be asked to provide original Identity Documentation and Proof of Address before solicitors are instructed.

We Are Here To Help

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these sales particulars, please contact us before viewing and we will do our best to answer any questions you may have.