

tap, pop-up waste and cupboard under, extensively tiled walls, radiator, shaver point, extractor fan, carpet.

Outside

The most attractive front garden is designed for low maintenance with a well-stocked border of spring flowers, perennials and conifer. The balance of the garden is laid to cobblestones together with established silver birch tree. A brick paviour path and gate lead to the side of the property. Outside light. A driveway with parking for one vehicle gives access to an attached garage 16 feet 7 x 8 feet 1 with electric roller door, power, light and personnel door to the reception hall. The attractive rear garden is once again designed for ease of maintenance with an extensive brick paviour patio, gravelled area beyond and a raised border with a variety of spring flowers, perennials, shrubs, ferns and conifer. There are two timber garden sheds. The whole garden is well screened by fencing. Outside tap and power point.

Services

All mains services are available

Local Authority/Council Tax

North Norfolk District Council, Holt Road, Cromer, NR27 9EN. Telephone 01263513811. Tax Band C.

EPC Rating

The energy rating for this property is D. A full energy performance certificate is 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 the sale particulars, please contact us before viewing and we will do our best to answer any questions you may have.

Floor Plan



Total Area: 112.8 m² ... 1214 ft² (excluding garage)
All measurements are approximate and for display purposes only

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**3 Hardingham Drive
Sheringham, NR26 8YE**

home for sale

Guide Price

£350,000

Freehold

An established detached family house standing at the entrance to a cul-de-sac with westerly facing rear garden just 1 mil from Sheringham town centre.

Viewing strictly by
prior arrangement
with the agents

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- Comfortable Sitting Room • Separate Dining Room • Garden Room
- Well Fitted Kitchen • Utility • Principal Bedroom with En-suite
- Two Further Bedrooms • Family Bathroom • Low Maintenance Gardens
- Westerly Facing Rear Garden • (Ref: NEE23821)

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Location

Sheringham is a delightful small town in an area of Outstanding Natural Beauty on the North Norfolk coast, nestling between the sea and Pretty Corner woods. There are excellent coastal and woodland walks in the vicinity and Sheringham enjoys a blue flag status and is a mix of shingle and sand depending on the tide, with a wide promenade running the length of the town.

The town is extremely popular for both holiday and retirement and the centre has an excellent range of independent shops and Tesco's supermarket. Bus and rail links give access to the bustling city of Norwich some 27 miles south, the nearby Georgian town of Holt is 6 miles south-west and the Victorian town of Cromer is just over 4 miles east along the coastline. There is a modern health centre, dentist, theatre and library together with Reef Leisure Centre and a magnificent 18-hole cliff top golf course. The town plays host to several events throughout the year including The Viking Festival, Crab & Lobster Festival, Coastal Air Festival, Carnival and 1940's Weekend. If fitness is your thing there is also a park run every Saturday morning at 9am in Sheringham Park, owned by the National Trust.

Description

Constructed by the reputable local developer Norfolk Homes this established detached house has excellent gas centrally heated accommodation suited to both a growing family or perhaps a couple moving from a larger property seeking a home providing lower running costs and minimal maintenance. There are three bedrooms all of which have wardrobing and in particular the third which would also make an ideal dressing room or study whilst the principal has an en-suite shower room. The remaining two bedrooms share a family bathroom.

On the ground floor there is a comfortable sitting room with archway through to a dining room, an ideal arrangement for entertaining and patio doors leading into a treble aspect garden room. There is a well fitted kitchen and utility plus a cloakroom off the hall. The attractive gardens, west facing at the rear have been designed for minimal maintenance.

The property does offer scope for some further up-dating but this has been reflected in the realistic asking price.

Reception Lobby

0' 4" x 2' 2" (0.1m x 0.66m) Quarry tiled floor, part glazed entrance door.

Reception Hall

13' 5" x 5' 10" (4.09m x 1.78m) To include a carpeted staircase to the first floor, radiator, telephone point, central heating thermostat, door to garage, fitted mat, carpet, ceiling coving.

Cloakroom

4' 6" x 2' 8" (1.37m x 0.81m) With coloured suite comprising of low-level WC and corner hand basin with mixer tap, pop-up waste and tarred splashback, carpet, extract fan, inset ceiling downlight, carpet.

Sitting Room

15' 9" x 11' 10" (4.8m x 3.61m) into alcoves (front aspect) Coal-effect gas fire with composite marble surround and heart and decorative fireplace surround, TV point, double radiator, two

wall light points, carpet, Artex ceiling, archway to:

Dining Room

10' 1" x 9' 1" (3.07m x 2.77m) (Rear Aspect) Double radiator, two wall light points, carpet, ceiling coving, door to kitchen, sliding patio doors:

Garden Room

11' 3" x 7' 0" (3.43m x 2.13m) (triple aspect) With radiator, ceramic tile floor, French doors to the rear garden.

Kitchen

11' 0" x 9' 1" (3.35m x 2.77m) (rear aspect) Attractively fitted and comprising inset, 1.5 bowl stainless steel sink unit with mixer tap and cupboard under. Excellent range of base cupboard and drawer units with work surfaces over, space for fridge, space for freezer, part-tiled walls, range of matching wall cupboards together with display shelves and part concealed lighting under, integrated extractor hood, ceramic tiled flooring, fluorescent lighting, ceiling coving, door to the reception hall and arched opening:

Utility Room

9' 4" x 9' 0" (2.84m x 2.74m) (rear aspect) Single drainer stainless steel sink unit with mixer tap and cupboard under, further adjacent cupboard and space and plumbing for an automatic washing machine and slimline dishwasher, tool cupboard, part-tiled walls, double wall cupboard, radiator, wall mounted Baxi gas fired boiler which serves the central heating and domestic hot water, ceramic tiled floor, fluorescent lighting, ceiling coving, part glazed door to the rear garden.

ON THE FIRST FLOOR

Landing

9' 0" x 3' 0" (2.74m x 0.91m) minimum With radiator, built-in airing cupboard housing the lagged hot water tank with fitted immersion heater and slatted shelving, access to roof space with loft ladder, carpet, ceiling coving.

Principal Bedroom

12' 0" x 10' 5" (3.66m x 3.18m) (front aspect) Plus good-sized built-in mirror-fronted wardrobing, radiator, TV point, telephone point, carpet, ceiling coving.

En-Suite Shower Room

With coloured suite comprising of fully-tiled shower cubicle with independent Aqualisa shower unit, low-level WC and vanity hand basin with mixer tap, pop-up waste and cupboard under, part-tiled walls, shaver point, radiator, extractor fan and carpet.

Bedroom 2

10' 1" x 10' 0" (3.07m x 3.05m) (rear aspect) Plus built-in mirror fronted double wardrobe, radiator, carpet and ceiling coving. A bright and airy room.

Bedroom 3

12' 9" x 8' 4" (3.89m x 2.54m) (rear aspect) To include three sets of mirror-fronted built-in wardrobing, radiator, carpet, ceiling coving.

Bathroom

7' 7" x 6' 8" (2.31m x 2.03m) (rear aspect) With coloured suite comprising of twin-grip panel bath with mixer tap and pop-up waste, together with Aqualisa independent shower over and shower screen, low level WC and vanity hand basin with mixer