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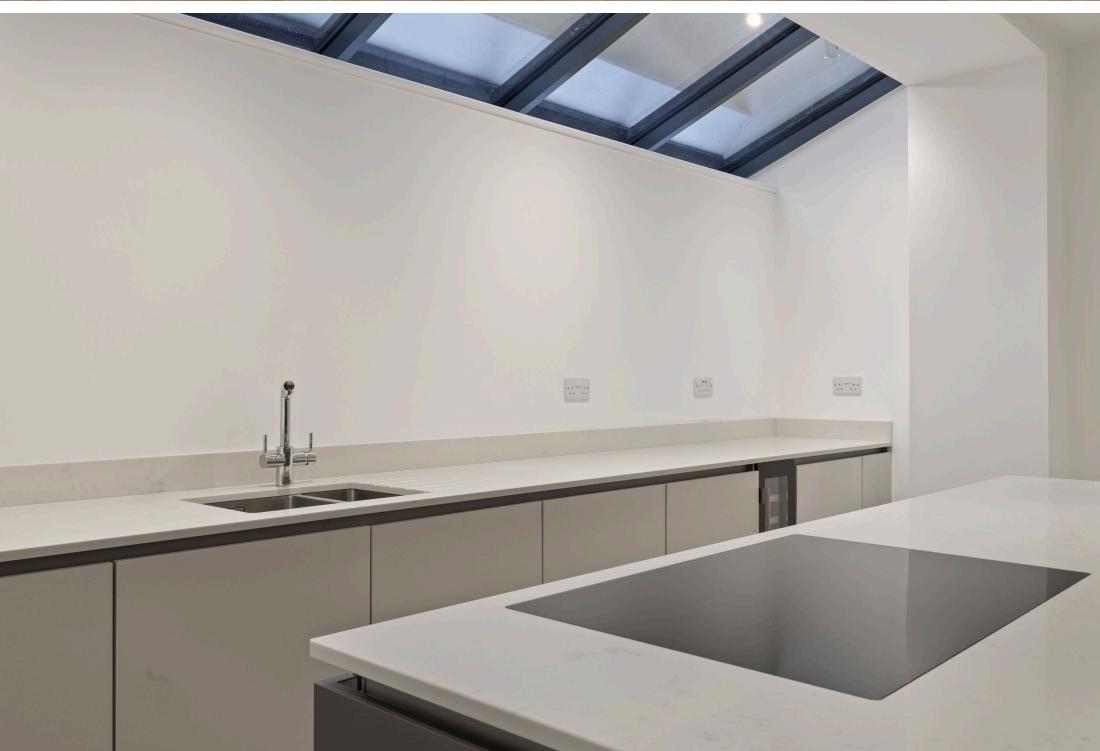
## **Hooks Hill Road**

Sheringham, NR26

"An impressive detached coastal residence, positioned along the highly sought-after Hooks Hill Road in Sheringham and offering elevated views that stretch out towards the North Norfolk coastline. Designed with contemporary living in mind, this substantial home extends to approximately 2350 sq ft excluding the garden studio and provides exceptional space, light and versatility across three beautifully arranged floors."

**Samuel Le Good | Partner**





## An Elevated Coastal Home

Thoughtfully designed to maximise both outlook and natural light, the property immediately impresses with its sense of scale and modern finish. The accommodation flows effortlessly, with generous proportions throughout and carefully placed glazing that frames the surrounding landscape and coastal views.

## Light Filled Living Spaces

The ground floor centres around a striking open-plan lounge and dining space, where a large picture window draws the eye towards the sea beyond. Luxury vinyl parquet flooring adds warmth and continuity, leading seamlessly into the kitchen and breakfast room. This contemporary space is flooded with light from roof lanterns and features sleek high-gloss cabinetry, quartz work surfaces and a comprehensive range of integrated appliances, all arranged around a substantial island with breakfast bar seating. A separate study provides an ideal home working environment, while a beautifully appointed shower room and well-equipped utility room enhance everyday practicality.

## Versatile Accommodation Over Three Floors

The first floor offers excellent flexibility, with three bedrooms arranged to take full advantage of the home's elevated position. Two bedrooms enjoy direct access to balconies with panoramic coastal views, while another connects directly to the rear terrace and garden walkway. A modern family bathroom serves this level, alongside an en suite shower room to one of the bedrooms.

The second floor is dedicated to an impressive principal suite, where large picture windows to both front and rear create a bright and peaceful retreat. An en suite shower room completes this floor, while access is also provided to a further balcony with glass and steel balustrade, offering far-reaching views across the coastline.

## Gardens And Studio With A View

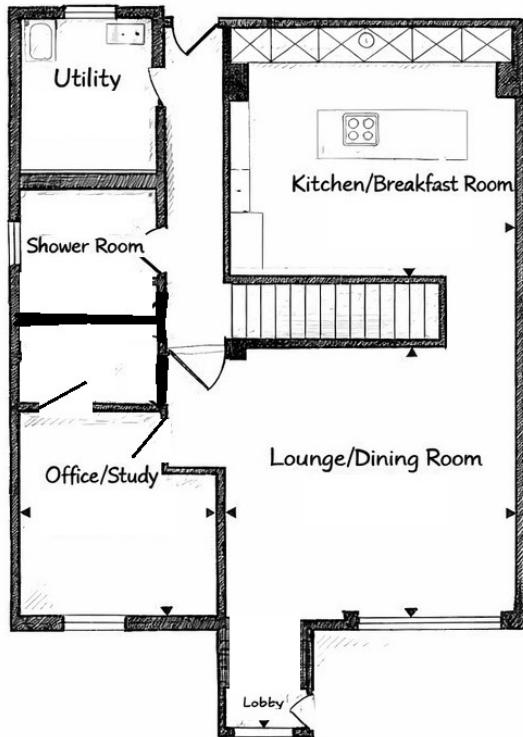
Externally, the property is approached via a shared access leading to a private driveway, garage and additional block-paved parking. Steps guide you through a landscaped and thoughtfully terraced rear garden, designed to draw you upwards towards ever-improving views. At the pinnacle sits a fully glazed studio, complete with power and lighting and opening onto its own paved terrace, creating a superb space for working, relaxing or entertaining while taking in the coastal panorama.



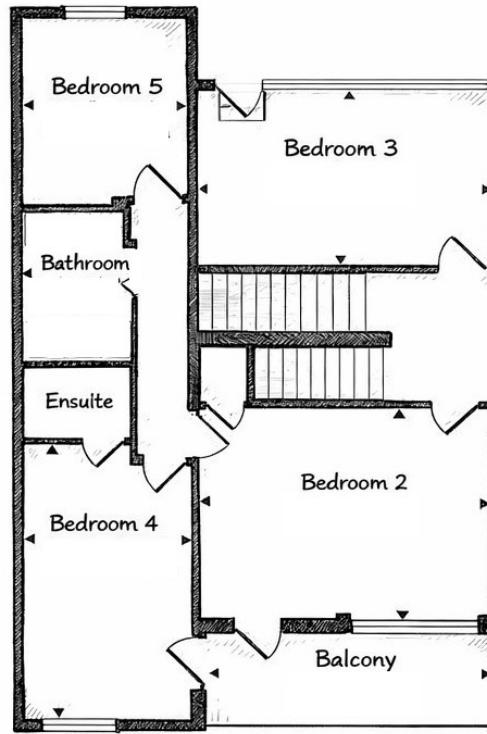




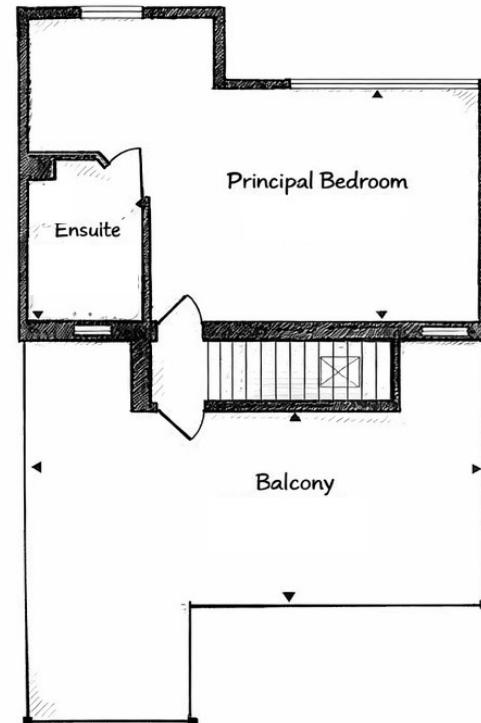
Approx Gross Internal Area  
218 sq m / 2349 sq ft



Ground Floor  
Approx 95 sq m



First Floor  
Approx 86 sq m



Second Floor  
Approx 43 sq m



## **Families**

Sheringham is particularly popular with families, offering a welcoming community atmosphere alongside excellent access to outdoor space and education. A range of nurseries and early years settings are available locally, while open green spaces, clifftop walks and coastal paths provide endless opportunities for outdoor family time. The town is well served by respected primary and secondary schools, with additional education options available in nearby towns. The wider area also offers access to independent schooling within North Norfolk and Norwich, providing flexibility for growing families.

## **Location**

Hooks Hill Road sits within one of the most desirable residential areas of Sheringham, a charming seaside town consistently recognised for its quality of life and strong community spirit. The town centre offers a wide range of independent shops, cafés, restaurants and everyday amenities, alongside a railway station providing links to Cromer and Norwich. Norwich lies approximately 30 miles to the south, offering a full range of city amenities, mainline rail connections and an international airport. The surrounding coastline, beaches and countryside are easily accessible, making this an ideal location for those seeking a balance of coastal living and connectivity.



## **Our Agent's View**

"This is a home that truly embraces its setting. The elevated position, sea views and sense of space set it apart, while the layout works effortlessly for both family life and entertaining. The studio at the top of the garden is a real highlight, offering a quiet escape with some of the best views the property has to offer."

**Samuel Le Good | Partner**



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## Agent's Details



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