



Introducing  
Snaefell Park  
Sheringham

**SOWERBYS**

Upon arrival to the property, prospective tenants are immediately welcomed into an entrance hall which, home to a cloakroom with wash basin and WC, leads to the well-appointed ground floor accommodation.

The country style fitted kitchen features a wealth of both cupboard and worktop units, ideal for those looking to display their culinary skills. The kitchen is offered with an integral gas hob, electric oven, grill, dishwasher and an under counter fridge. An open-plan dining area with sliding doors leading to the rear patio provides a perfect spot for reception throughout all times of the day. A separate utility room has plumbing ready for a washing machine to be installed.

Flooded in natural light, the extensive sitting room boasts adequate dimensions for all desired furnishings. The reception space is extended further in the form of a snug which has the versatility to be utilised as a ground floor fifth bedroom if required. Completing the ground floor is a dedicated office/study, perfect for those working remotely.

Stairs in the entrance hall lead prospective tenants to the first floor bedroom and bathroom accommodation.

The primary bedroom within the property is a spacious double room benefiting from fitted wardrobes in addition to the luxury of an en-suite comprising a shower, wash basin and WC. The second bedroom is another generous double room, again complete with an en-suite featuring a shower, wash basin and WC. Both the third and fourth bedrooms are comfortable double rooms allowing for traditional furnishings. Complementing the bedrooms, the family bathroom comprises a bath tub, wash basin and WC.

Externally, the property benefits from a neighbouring brick weave driveway, which provides parking for up to six vehicles, leading to a double garage with electric supply. The beautifully landscaped private enclosed garden features two generous patio areas, a low maintenance lawn, a timber structure storage shed and a wealth of mature shrubbery.

Available now on an initial 12 month tenancy.

#### **SHERINGHAM**

Sheringham, a traditional seaside town, blends history with vibrant community life. Established around 900 AD by a Viking warlord, it evolved into a bustling farming and fishing

town. The arrival of the railway in the 19th century transformed Sheringham, fostering a mix of architectural styles that still charm today.

The town boasts a thriving high street with independent shops and tourist spots. Nearby, the North Norfolk Railway offers nostalgic steam and diesel train rides to Holt. Down at the Blue Flag beach, visitors enjoy stone-skimming and coastal views.

Sheringham's heritage shines at The Mo museum, featuring retired lifeboats and insights into the Sheringham Shoal Offshore Wind Farm. The Sheringham Little Theatre, a local gem, hosts renowned actors and vibrant seasonal shows, while The Hub offers a cozy community café atmosphere.

The town celebrates its Viking roots with annual themed events, including a Crab and Lobster Festival with Cromer and a lively August carnival. Nature lovers can escape to Beeston Bump for stunning coastal panoramas or explore Repton Walk in Sheringham Park for sweeping countryside views.

Sheringham is not just a town but a vibrant community nestled between sea and countryside, offering a perfect blend of heritage, nature, and coastal charm.

#### **COUNCIL TAX**

Band F.

#### **LOCATION**

What3Words: ///rises.pizzeria.trail

#### **AGENT'S NOTES**

Pets By Negotiation

Gas Central Heating

Available Now

Unfurnished

12 Month Initial Tenancy

#### **ENERGY EFFICIENCY RATING**

To be confirmed. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.



# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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