



Introducing
42 Common Lane,
Sheringham

SOWERBYS

Sowerbys are delighted to present this truly charming 1930s home — a handsome, detached property that has recently undergone an extensive program of renovation and extension. Set in a quiet, sought-after part of Sheringham, this characterful home now offers stylish and spacious living across two floors, with every detail thoughtfully considered for modern family life.

With generous living areas, a stunning kitchen/dining area, and four individual bedrooms, the property perfectly combines the warmth of its original period features with high-spec modern additions - all ready to move into on a fully furnished basis.

Prospective tenants are welcomed via a covered brick porch into a spacious entrance hall, where an ornate turning staircase immediately sets the tone. To the front of the property, the formal sitting room enjoys an attractive bay window and a highly decorative open fireplace - a cosy yet elegant space for entertaining or relaxing.

A central snug or TV room provides a more intimate setting and features a wood-burning stove, while to the rear of the property, you'll find the heart of the home - a stunning open-plan kitchen/dining area. This impressive extension offers a modern, fully fitted kitchen with integrated appliances, a breakfast bar, and a spacious dining area, all bathed in natural light. The space flows beautifully into a generous utility area with additional storage and cabinetry, along with a useful rear entrance.

Upstairs, the home offers four individual bedrooms, each with its own character. The principal bedroom features a stylish en-suite shower room, while bedrooms two and three enjoy lovely views over the rear garden. The fourth bedroom is a single room furnished with bunk beds. A contemporary family bathroom with quality fittings completes the first floor.

Externally, the property continues to impress. A large private driveway to the front provides ample off-road parking and access to the detached garage, which already has utilities connected, offering scope for conversion into an office.

The rear garden enjoys a desirable south-westerly aspect, making the most of afternoon and evening sun. It features a large paved terrace for outdoor dining, a central lawn flanked by mature shrubs, and full privacy thanks to panel fencing. The garden is both beautiful and manageable — perfect for families or those who love to entertain.

Available now on a fully furnished basis.

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.

AGENTS NOTE

Available now.

Pets by negotiation.

Gas central heating.

12 month initial tenancy.

Fully furnished property.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. 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.

LOCATION

What3Words: [///geese.gushes.chopper](#)



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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