



## WOODHOUSE CLOSE

SHERINGHAM, NR26 8AX

£300,000  
FREEHOLD

This semi detached " Norfolk Homes" property lies in a quiet residential area of Sheringham. The property is like a show home throughout and has been completely refurbished by the current owner. The property consists of entrance hall, spacious Lounge, kitchen Diner, three bedrooms and bathroom. To the rear is a fully enclosed garden and garage.

The highly sought after seaside town centre and beaches of Sheringham are within walking distance and have a wealth of amenities, restaurants, cafes and a transport links.

  
Residential Sales & Lettings

# WOODHOUSE CLOSE

- Immaculate throughout
- Completely renovated by current owner
- New kitchen diner
- New Shower room
- Three bedrooms
- Spacious lounge
- Garage with power and lights
- Fully enclosed low maintenance garden to the rear
- Ideal family home
- Close to shops, transport links, schools and stunning beaches



## Sheringham

Sheringham is a charming seaside town that captures the essence of its motto, 'The sea enriches and the pine adorns.' Originally settled by a Viking warlord around 900 AD, it later flourished as a farming and fishing community. The arrival of the railway in the 19th century brought growth and diverse architectural styles to the town. Today, Sheringham boasts a bustling high street with independent shops and tourist attractions.

Located on the mainline rail link to Norwich, London, and Cambridge, Sheringham is an ideal coastal commuter town. Visitors can explore the town's heritage at The Mo, a museum showcasing retired lifeboats and the future of the coastline with the Sheringham Shoal Offshore Wind Farm. The Sheringham Little Theatre, a local gem, hosts renowned actors from national productions during its vibrant summer rep season and Christmas panto.

Sheringham residents take pride in their town's heritage and enjoy annual events like Viking-themed festivities in February, a shared Crab and Lobster Festival with Cromer in May, and a lively carnival in August. Nature enthusiasts can escape the crowds by walking along the Norfolk Coastal path to Beeston Bump, where breathtaking views of the North Sea, Sheringham, and West Runton await. Another option is a visit to Sheringham Park, offering a Repton Walk to the Gazebo for panoramic views of the surrounding

countryside.

When it's time to unwind, The Strand provides a tranquil retreat just a short walk from town. Nestled on a quiet residential road, this Victorian-era residence exudes elegance and offers luxurious modern comforts. Sheringham truly embodies the beauty of coastal living combined with historical charm, making it a wonderful place to call home.

## Overview

This semi detached " Norfolk Homes" property lies in a quiet residential area of Sheringham. The property is like a show home throughout and has been completely refurbished by the current owner. The property consists of entrance hall, spacious Lounge, kitchen Diner, three bedrooms and bathroom. To the rear is a fully enclosed garden and garage.

The highly sought after seaside town centre and beaches of Sheringham are within walking distance and have a wealth of amenities, restaurants, cafes and a transport links.

## Entrance porch

Obscure glazed window to the front, Upvc door to the side, carpets and door to the hall.

## Hallway

Carpets, radiator, stairs to the first floor and door leading into the lounge.

### Lounge

Double glazed window to the front, carpets and radiator. Built in cupboard and door leading into the kitchen / diner.

### Kitchen - Diner

Immaculate white gloss kitchen with wall and base units with marble effect splash backs and marble effect worktops giving the kitchen a modern clean feel. Space and plumbing for white goods including fridge, freezer and washing machine. Herringbone white wood effect flooring throughout with the dining area having space for entertaining with door to access the rear garden.

### Landing

Carpets, airing cupboard and loft access.

### Bedroom

Double glazed window to the front, carpets and fitted mirrored wardrobes.

### Bedroom

Double glazed window to the rear, carpets and radiator.

### Bedroom

Double glazed window to the rear, carpets and radiator.

### Bathroom

Obscure glazed window to the front. Fully aqua boarded with marble effect allowing for easy cleaning and a very modern effect. WC, wash hand basin with built in cupboard, shower cubicle and chrome heated towel rail. Herringbone white wood effect flooring.

### Outside

Immaculate fully enclosed low maintenance garden with shrubs and borders with door to access the garage.

The garage has an up and over electric door with power and lights.

### Agents note

EPC -

Main electric, water and gas (combi boiler)

Council band - C

The owners have completely renovated the property this includes-

New boiler

New radiators

New carpets and flooring throughout

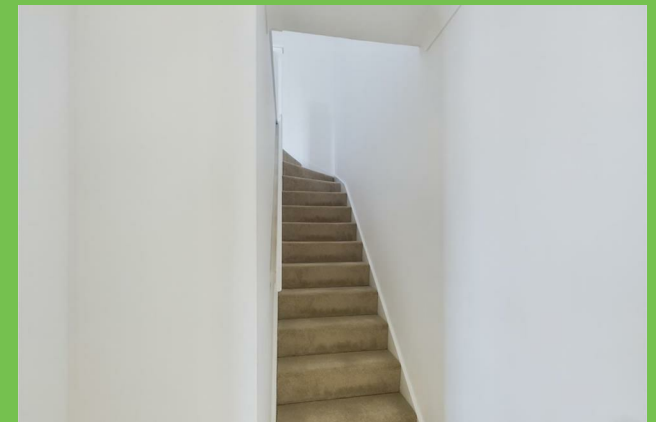
Skinned ceilings

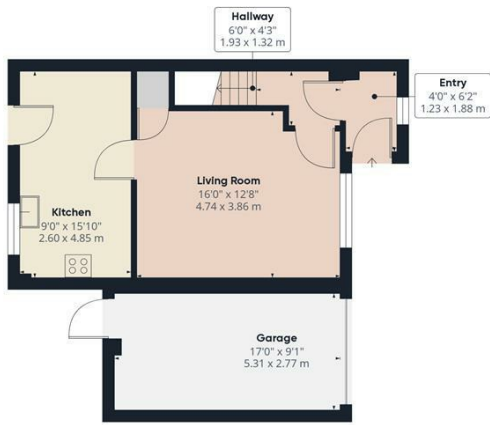
New insulation in the loft

New electric garage door

Brand new fitted wardrobes by Hammonds in main bedroom

## 8 WOODHOUSE CLOSE





Ground Floor



Floor 1

Approximate total area<sup>1)</sup>  
 914.29 ft<sup>2</sup>  
 84.94 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		