



LAWSON WAY

SHERINGHAM, NR26 8BZ

£270,000
FREEHOLD

In the sought after coastal town of Sheringham, Lawson Way presents an excellent opportunity for those seeking a delightful terraced house. This beautifully maintained property boasts three bedrooms, making it ideal for families or those looking for extra space. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

Sheringham is renowned for its stunning beaches, scenic walks, and vibrant community, providing a wonderful backdrop for everyday life. The local amenities, including shops, cafes, and schools, are all within easy reach, enhancing the appeal of this location.

This terraced house on Lawson Way is a fantastic choice for anyone looking to embrace the coastal lifestyle while enjoying the comforts of a well-maintained home. Whether you are a first-time buyer or seeking a rental opportunity, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

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HENLEYS
Residential Sales & Lettings

LAWSON WAY

- Close to transport links
- Three bedrooms
- Close to schools
- Low maintenance garden area
- Wonderful views to the rear over fields
- Vendors motivated to sell as have found



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 beautifully kept 3-bed terraced house in the heart of Sheringham would make a fantastic family home or secluded retreat for those looking for life by the seaside.

Comprising Three Bedrooms, a family bathroom, a tastefully renovated kitchen/dining room, a WC and a spacious family living room. The current vendors have also created a shed space with both space for tools/bikes etc, but also a bar for those summer barbecues in the low maintenance garden area.

Hallway

Upon entering the property you are greeted with a long entrance hallway with stairs to the left hand side and doors to the WC, Kitchen/Dining Area, Storage Cupboards and Living Room. Double glazed windows to the front and side aspect, uPVC door, wall hung radiator and wood effect laminate flooring.

Living Room

Double glazed windows to the rear aspect with French doors, wall mounted radiator, granite effect fireplace and hearth, painted timber mantelpiece, feature wallpapered wall, TV point and wood effect laminate flooring.

Kitchen/Dining Area

Wall and base units with solid timber worktop, timber upstand to worktop, integrated hob with matching glass splashback, one and a half bowl sink and drainer with mixer tap, space and plumbing for dishwasher and washing machine, mid level oven and microwave, wall mounted designer anthracite radiator, timber breakfast bar/table, pantry, and tiled flooring.

WC

Obscured double glazed window to front aspect, dual flush close coupled WC, corner cloakroom basin with mixer tap and tiled flooring.

Landing

Wall mounted radiator, white painted timber banister, carpeted floors, doors to bedrooms one, two and three, family bathroom and airing cupboard.

Bedroom 1

Double glazed window to front aspect, wall mounted radiator, built in double wardrobe, chandelier style ceiling light and carpeted floor.

Bedroom 2

Double glazed window to rear aspect, wall mounted radiator and carpeted floor.

Bedroom 3

Double glazed window to rear aspect, wall mounted radiator, feature panelling to one wall and carpeted floor.

Family Bathroom

Obscured double glazed window to front aspect, bath with shower over and bifold shower screen, furniture with basin and dual flush close coupled WC, wall mounted ladder style chrome heated towel rail, fully tiled splashbacks and wood effect laminate flooring.

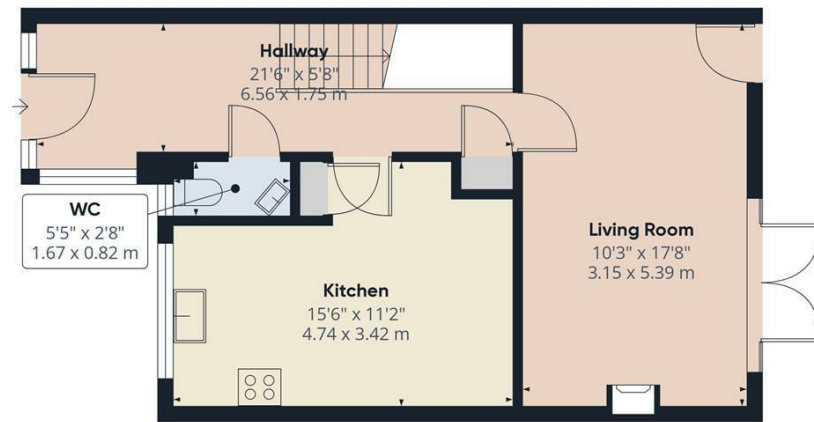
Outside

To the front of the property is a paved and gravel area fully enclosed by high level picket fencing.

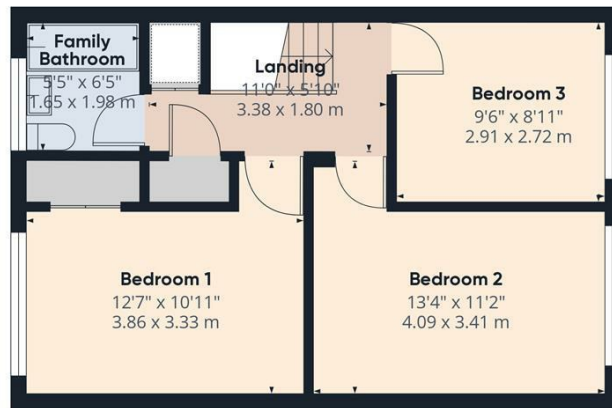
The rear garden is multi area with a decked area (perfect for barbecues), an artificial grass area with gravel borders for low maintenance and a glazed door shed at the end of the garden, converted to a shed/bar area (The Dog House Inn) with power and lighting.

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Ground Floor



Floor 1

Approximate total area^m
913.75 ft²
84.89 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC