



WILLOW GROVE

SHERINGHAM, NR26 8LU

OFFERS OVER £400,000
FREEHOLD

**** CHAIN FREE ****

This deceptively spacious three bedroom bungalow on a corner plot on the quiet residential area of Willow Grove, Sheringham comprises of a generously sized living room, a dining room, sunroom, kitchen, utility room, the aforementioned three bedrooms (one with ensuite), a bathroom (with both bath and shower) and a separate WC.

Whether you are looking for a family home, quiet holiday retreat or investment property, the features of this property on Willow Drive have to be seen to be fully appreciated,

Call Henleys today to book a viewing.

H
HENLEYS
Residential Sales & Lettings

WILLOW GROVE

- Quite residential area of Sheringham • Close to schools • Three bedrooms • Ensuite AND Family Bathroom • Garage with Workshop • Sought after location • Close to Pretty Corner Woods • ** CHAIN FREE **



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 deceptively spacious three bedroom bungalow on a corner plot on the quiet residential area of Willow Grove, Sheringham comprises of a generously sized living room, a dining room, sunroom, kitchen, utility room, the aforementioned three bedrooms (one with ensuite), a bathroom (with both bath and shower) and a separate WC.

Whether you are looking for a family home, quiet holiday retreat or investment property, the features of this property on Willow Drive have to be seen to be fully appreciated,

Entrance/Hallway

Enter through a porch area into the hallway. Wall mounted radiators, carpeted floor, doors to Living Room, Kitchen, Storage Cupboard, Bedrooms 1, 2 and 3, Family Bathroom and separate WC.

Living Room

Double glazed bay window to front aspect, two double glazed windows to side aspect, wall mounted lights, wall mounted radiator, exposed ceiling beams, brick fireplace with marble effect hearth and mantel, obscured glass panel double doors to Dining Room.

Dining Room

Wall mounted radiator, wall lights, glazed double doors to Sunroom, obscured glazed panel door to Kitchen and carpeted floor.

Sunroom

Double glazed window to front and side aspect, uPVC door to front aspect, wall mounted radiator, fitted blinds and carpeted floor.

Kitchen

Double glazed window to rear aspect, wall and base units, marble effect laminate worktop, space for freestanding electric cooker, stainless steel one and a half bowl sink with drainer, tiled splashback and tile effect vinyl flooring.

Utility Room

Double glazed window and uPVC door to rear aspect, space and plumbing for dishwasher and washing machine, space for a further appliance (under counter fridge etc), wall and base units, natural stone effect laminate worktop, stainless steel sink with drainer and mixer tap, space for freestanding fridge freezer, cupboard housing boiler, tiled splashback and floor.

Bathroom

Double glazed obscured window to rear aspect, bath with grips, vanity unit with basin and mixer tap, shaver socket, wall mounted mirror, shower enclosure, wall mounted ladder style heated towel rail, tiled splashback and tile effect herringbone pattern vinyl flooring.

WC

Separate WC with double glazed obscured window to rear aspect, wall mounted radiator, dual flush close coupled WC and tile effect herringbone pattern vinyl floor.

Bedroom 1

Double glazed window to front and rear aspect, wall mounted radiator, two double built in wardrobe/storage cupboards with sliding doors, TV point, door to ensuite and carpeted floor.

Ensuite

Double glazed obscured windows to rear and side aspects, bath with grip, shower from mixer tap over bath, shower screen to side of bath, vanity unit with basin and mixer tap, wall mounted mirror, dual flush close coupled WC, chrome ladder style heated towel rail, tiled splashback with accented border and tile effect vinyl flooring.

Bedroom 2

Double glazed window to front aspect, wall mounted radiator, TV point and carpeted floor.

Bedroom 3

Double glazed window to front aspect, decorative wallpapered feature wall, wall mounted radiator, TV point built in double door wardrobe and carpeted floor.

Workshop/Garage

To the side of the property is a workshop and garage. This can be accessed via a uPVC door to the front aspect of the property.

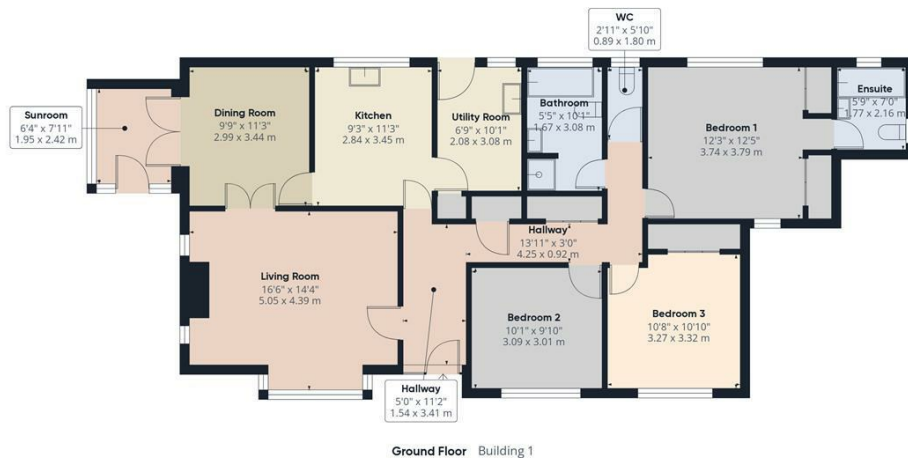
Outside

To the front and side of the property is lawned area with shrub beds and path to the front door, to the garage/workshop and to the rear garden.

The rear garden is enclosed by a wall, with lawned area and gate to greenhouse area. There is access to the rear garden from the right hand side of the garage or the left hand side of the property behind the conservatory/sunroom.

4 WILLOW GROVE





Approximate total area^m

1493.89 ft²
138.79 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	