



24 SEAVIEW CRESCENT

SHERINGHAM, NR26 8XT

£545,000
FREEHOLD

This beautiful and spacious four bedroom detached house on the modern development of Seaview Crescent by Peart and Barrell (Builders) Limited (local builders of high repute). This four bedroom property is built to a high standard with lots of natural light flooding into the home. The property has a great blend of the warmth you want from a home and practicality you need for busy day-to-day life.

With fantastic use of space and carefully considered decor this family home really is of the highest standard. The property comprises of four well proportioned bedrooms (two with Ensuite), Family Bathroom, Kitchen/Dining Room, Utility Room, Large entrance hallway, Living Room, Outdoor Kitchen/Bar area and Craft/Hobby room.

Henleys advise early viewing, this property has to be seen to be fully appreciated. Call today to arrange a viewing.

HENLEYS
Residential Sales & Lettings

24 SEAVIEW CRESCENT

- Beautifully finished to a high specification
- Four bedrooms (two with Ensuite)
- Close to schools
- Off road parking for multiple cars PLUS garage
- Close to town and shops
- Walk in wardrobe/dressing area in Main Bedroom
- Family Bathroom AND Two Ensuites
- Close to beach
- Large Kitchen/Dining Room AND Utility Room
- Close to transport links



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 beautiful and spacious four bedroom detached house on

the modern development of Seaview Crescent by Peart and Barrell (Builders) Limited (local builders of high repute). This four bedroom property is built to a high standard with lots of natural light flooding into the home. The property has a great blend of the warmth you want from a home and practicality you need for busy day-to-day life.

With fantastic use of space and carefully considered decor this family home really is of the highest standard. Henleys advise early viewing, this property has to be seen to be fully appreciated.

Hallway

A cottage stable style timber door with patterned central feature glass and full height obscured glass panel beside, solid timber staircase, gas fired wall mounted radiator, feature brick effect statement wall with double glazed window, under stairs space, herringbone with border brick effect porcelain floor tiles and solid timber doors to living room, WC, storage cupboard and kitchen/dining room.

Living Room

Double glazed Chartwell Green bay window to front aspect and double glazed window to side aspect, feature brick effect fireplace with wood burner, timber mantelpiece, gas fired wall mounted radiators, alcove timber shelving and wood effect flooring.

WC

Double glazed Chartwell Green obscured window to side aspect, concealed cistern with dual flush push button, back to unit pan WC, vanity unit with basin and traditional mixer tap, gas fired wall mounted radiator, decorative wallpaper to all walls, wall mounted mirror above basin and herringbone effect with border (continuation of hallway) porcelain floor tiles.

Kitchen/Dining Room

Large double glazed Chartwell Green framed window to rear aspect with French doors from dining area to rear garden. Base shaker style units with timber worktop, undermounted ceramic

basin with drainer grooves cut into timber beside, integrated electric hob into chimney breast with integrated extractor hood over, mid level integrated electric oven/grill, space for American style fridge freezer, high level timber shelving, space for dining table and chairs, gas fired wall mounted radiators, wall and base shaker style units to dining area provide extra storage, tiled splashbacks and wood flooring. Solid timber doors to garage and utility room.

Utility Room

Double glazed Chartwell Green window and door to side aspect, wall and base shaker style units with solid timber worktop, stainless steel sink and drainer with mixer tap, wall mounted boiler, space and plumbing for washing machine and dishwasher, gas fired wall mounted radiator, solid timber shelving and wood flooring.

Bedroom 1

Double glazed Chartwell Green window to front aspect, gas fired wall mounted radiator, large walk in wardrobe/dressing room, carpeted floor and door to Ensuite.

Ensuite 1

Double glazed Chartwell Green window to side aspect, shower enclosure with dual shower fittings, close coupled dual flush WC, vanity unit with basin chrome ladder style heated towel rail, tiled splashback and wood effect flooring,.

Bedroom 2

Double glazed Chartwell Green window to rear aspect, gas fired wall mounted radiator, mirrored double door wardrobe/storage, carpeted floor and door to ensuite.

Ensuite 2

Double glazed Chartwell Green obscured window to side aspect, shower enclosure with sliding door, close coupled dual flush WC, vanity with basin, gas fired wall mounted radiator, wall mounted chrome ladder style heated towel rail, tiled splashback and wood effect flooring.

Bedroom 3

Double glazed Chartwell Green window to the rear aspect, gas

fired wall mounted radiator, mirrored double door built in wardrobe/storage and carpeted floor.

Bedroom 4

Double glazed Chartwell Green window to the front aspect, gas fired wall mounted radiator, mirrored double door built in wardrobe/storage and carpeted floor.

Family Bathroom

Double glazed Chartwell Green obscured window to side aspect, curved back to wall bath with tap/shower mixer, shower enclosure with bifold door, concealed cistern with dual flush push button and back to unit WC pan, vanity unit with semi recessed basin and traditional mixer tap, gas fired wall mounted radiator, wall mounted chrome ladder style heated towel rail, patchwork tiled splashback and wood effect flooring.

Garage

Double glazed Chartwell Green door to side aspect, wooden double doors to front, lights and sockets. In front of the garage is a carport for one car.

Outside

To the front of the property is a brick paving driveway to accommodate off road parking for up to 4 cars.

The rear of the property is brick paved with a roofed area providing shelter for the seating area. There is also a shrubbed area with gravel paths to the craft/hobby room.

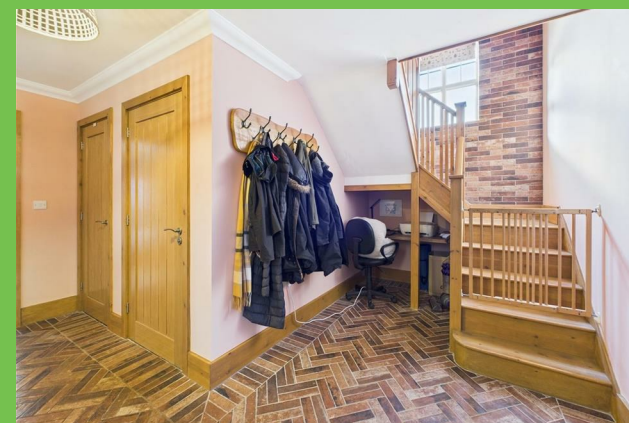
Outdoor Kitchen

An outdoor kitchen with folding cover is to the left hand side of the garden with worktop area and tiled splashback. To the right of this is a recreational area with bar.

Craft/Hobby Room

At the right hand side of the garden is a craft/hobby room/studio with worktop to three walls, shelving, wood effect flooring and double glazed Chartwell Green French doors for access.

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ADDITIONAL INFORMATION

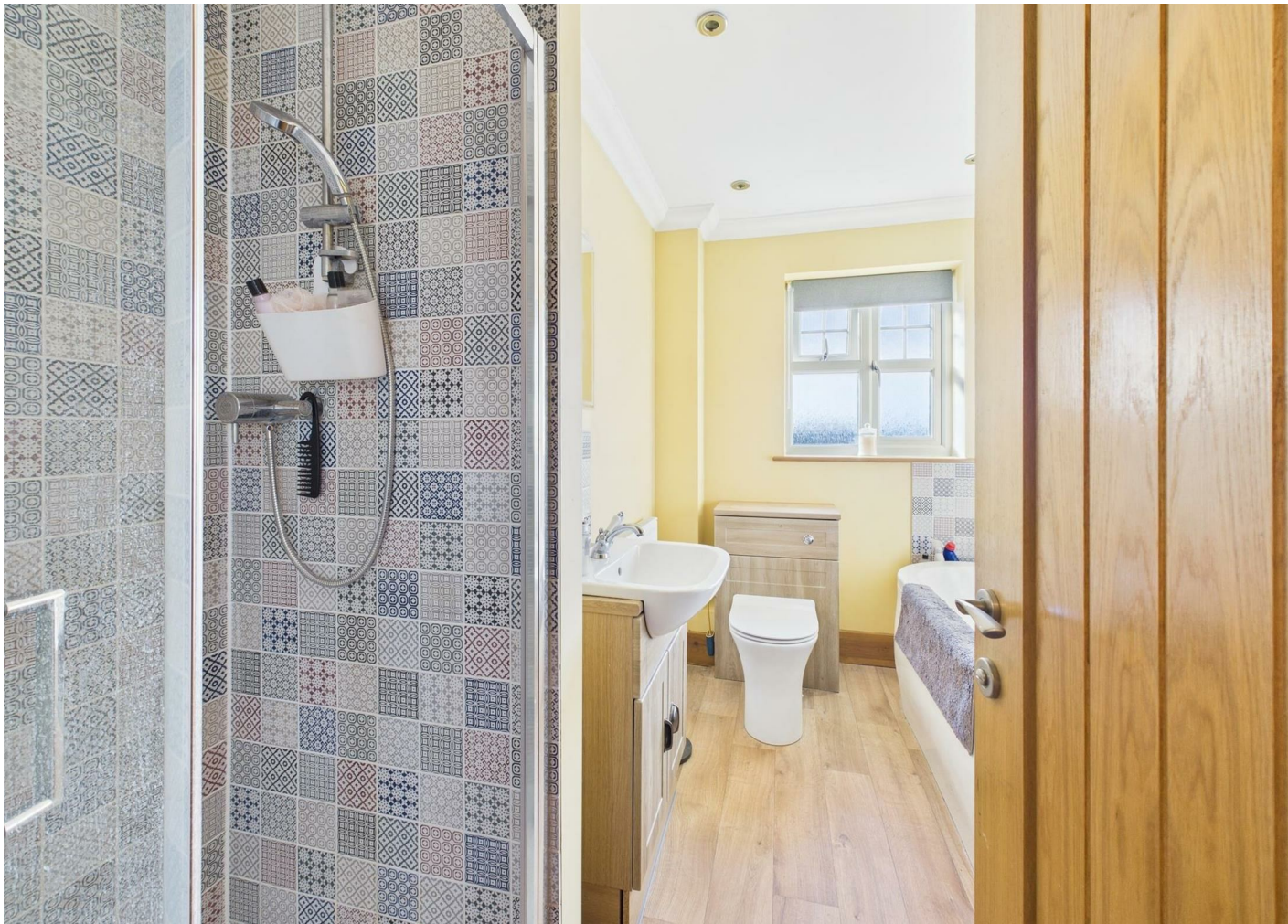
Local Authority – NNDC

Council Tax – Band F

Viewings – By Appointment Only

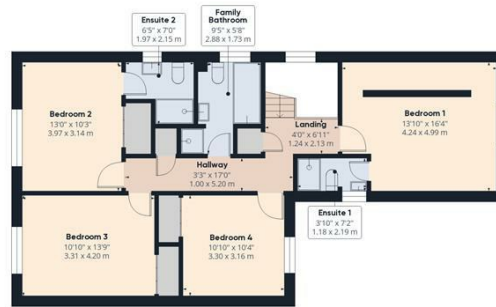
Floor Area – 1917.00 sq ft

Tenure – Freehold





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1917.03 ft²
178.1 m²

Reduced headroom
12 ft²
1.11 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	81
	EU Directive 2002/91/EC	