



## WOODLAND RISE WEST

SHERINGHAM, NR26 8PF

£425,000  
FREEHOLD

Located on a corner position this three bedroom delightful bungalow has gardens to the front, side and rear of the property. To the front is a driveway leading to the garage with further gravelled area to the front door for extra parking (as many as six cars) and a footpath leads to the side past the sunroom and to a wooden gate that leads to the rear garden.

The property comprises of an entrance porch, spacious living room with light well window to the hallway, sunroom, kitchen with utility and WC off, a dining room with French doors to the patio area, a large, bright and clean family bathroom and three bedrooms.

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## WOODLAND RISE WEST

- Close to town centre
- Corner plot
- Off road parking for SIX cars
- Close to schools
- Double length garage
- Close to Pretty Corner
- Close to transport links
- Large family bathroom
- Sought after location



### 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

Located on a corner position this three bedroom delightful bungalow has gardens to the front, side and rear of the property. To the front is a driveway leading to the garage with further gravelled area to the front door for extra parking (as many as six cars) and a footpath leads to the side past the sunroom and to a wooden gate that leads to the rear garden.

The property comprises of an entrance porch, spacious living room with light well window to the hallway, sunroom, kitchen with utility and WC off, a dining room with French doors to the patio area, a large, bright and clean family bathroom and three bedrooms.

### Entry Porch

Double glazed tall windows to front and side aspect with double glazed uPVC door to side aspect, wall mounted light, timber door to hallway and tiled floor.

### Hallway

Timber door leads to the entrance hallway, wall mounted radiator, obscured and tinted light well window between living room and hallway, wood effect laminate flooring and doors to living room, kitchen, family bathroom and three bedrooms.

### Living Room

Double glazed window to front aspect, double glazed french doors to Sunroom, wall mounted radiator, wall lights and wood effect laminate flooring.

### Sunroom

Double glazed windows to front, back and side aspects, French doors to rear, exposed brick wall and tiled floors.

### Kitchen

Base units with stone effect laminate worktop, one and a half bowl sink and drainer with mixer tap, space and plumbing for dishwasher, space for under counter fridge, freestanding electric cooker, space for small dining table, archway and door to dining room, door to utility room, tiled splashbacks and tiled floor.

### Dining Room

Double glazed window to rear aspect, French doors to side aspect onto patio area, wall mounted radiator, space for dining table and tiled floor.

### Utility Room

Double glazed window to rear aspect, Belfast sink with drainer, space and plumbing for washing machine, Quartz effect laminate worktop, space for freestanding fridge/freezer, wall units, tiled splashback, tiled floor and door to WC.

### WC

Double glazed obscure window to side aspect, basin with tiled splashback, close coupled dual flush corner WC and tiled floor.

### Family Bathroom

Obscure double glazed windows to rear aspect, concealed cistern with dual flush and back to unit WC pan, back to wall freestanding roll top bath with colour match feet, pedestal basin, wall mounted illuminated mirror, quadrant shower enclosure with sliding double door entry, wall mounted electric heated towel rail with secondary chrome ladder style heated towel rail, tiled splashbacks and tiled floor.

### Bedroom One

Double glazed window to front aspect, double sliding door built in wardrobes/storage with double door storage cupboards over, wall mounted radiator, wall lights and carpeted floor.

### Bedroom Two

Double glazed window to rear aspect, built in wardrobe, with over head cupboards and TV stand/desk incorporated, wall mounted radiator and carpeted floor.

### Bedroom Three

Double glazed window to front aspect, wall mounted light and carpeted floor.

### Outside

To the front of the property is a driveway to the garage plus further gravelled area to the front door for extra parking for as many as six cars and a footpath leads to the side past the sunroom and to a wooden gate that leads to the rear garden.

The rear garden is multi level with a patio area immediately to the rear of the bungalow, step up onto a raised lawn area with summerhouse to one end, a pond area and door to a double length garage. To there rear of the garden is a vehicular gate providing further access to the garden, ideal for a small caravan.

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Approximate total area<sup>sq</sup>  
1454.2 ft<sup>2</sup>  
135.1 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	