



HILLSIDE ROAD SHERINGHAM, NR26 8TT

£375,000
FREEHOLD

This three bedroom detached bungalow in the peaceful residential area of Beeston Regis boasts off road parking for up to five cars and beautifully maintained front and rear gardens. The property comprises of a kitchen, living room, three bedrooms, bathroom, WC, shower room, a second kitchen/living area and a spacious sunroom.

Currently used as a bungalow with an annexe area, this property would make an ideal family home with the option to have your own independent space.

Call Henleys to arrange a viewing.

HENLEYS
Residential Sales & Lettings

HILLSIDE ROAD

- Peaceful residential area • Close to Beeston Bump • Three Bedrooms • Potential to be used as a residence with an annexe • Close to Sheringham, Cromer and The Runtons • Beautifully maintained gardens • Transport links nearby (Train/Bus) • Call Henleys to arrange a viewing



Beeston Regis

The beautiful, peaceful village of Beeston Regis lies on the North Norfolk coastline a mile from the town of Sheringham, two miles from Cromer and 7.5 miles from the traditional market town of Holt. Beeston Regis is home to the remains of St Marys Priory which now forms part of Priory Farm Garden. Near to the Priory is the Priory Maze, a great and popular tourist attraction which includes a café-restaurant and garden centre with rare and exotic plants grown enabled due to the microclimate in this part of Norfolk.

A famous landmark within Beeston is the aptly named 'Beeston Bump'. Otherwise known as Beeston Hill, this cliff-top hill which overlooks the sea and Beeston Regis village itself is 207 feet (63m) high and is very much a focal feature of the village. The bump is part of the renowned Norfolk Coast Path which runs from Hunstanton, through Beeston Regis, to Hopton-On-Sea. Part of the larger England Coast Path and traverses 83 miles (134km) of Norfolk Coast with fantastic views and wildlife.

Overview

This three bedroom detached bungalow in the peaceful residential area of Beeston Regis boasts off road parking for up to five cars and beautifully maintained front and rear gardens. The property comprises of a kitchen, living room, three bedrooms, bathroom, WC, shower room, a second kitchen/living area and a spacious sunroom.

Currently used as a bungalow with an annexe area, this property would make an ideal family home with the option to have your own independent space.

Entrance Porch

Enter through a front facing uPVC door with double glazed windows to the side and rear aspect, pattern tile effect flooring and door to kitchen.

Kitchen

Window to front aspect, glazed door to side aspect leading to porch area, space for under counter fridge and freezer, space for dining table, wall and base units with wood effect laminate worktop, space and plumbing for washing machine OR dishwasher, sink with drainer and mixer tap, alcove shelving, space for electric cooker, tile effect wall covering, tiled splashbacks and patterned tile effect vinyl flooring.

Living Room

Window to side aspect, wall mounted electric heater, traditional style tiled fireplace and hearth with electric fire, wall mounted and ceiling lights, built in storage and shelving, telephone point and carpeted floor.

Hallway

Door to front aspect, built in storage and shelving, wall mounted electric radiator, doors to bedroom one, bedroom two, bathroom and WC, hanging pendant light and carpeted floor.

Bedroom One

Window to rear aspect, wall mounted electric radiator,

ceiling pendant light, built in wardrobe/storage and carpeted floor.

Bedroom Two

Window to front aspect, ceiling pendant light, wall light, built in wardrobe/storage and carpeted floor.

Bathroom

Obscured window to front aspect, pedestal basin, shower enclosure with tiled splashback, towel rail, tile effect wall covering and carpeted floor.

WC

Obscured window to front aspect, close coupled WC, patterned walls and carpeted floor.

Bedroom Three

Window to side aspect, wall mounted radiator, built in storage, loft hatch, hanging pendant light and carpeted floor.

Shower Room

Obscured window to side aspect, shower area with shower curtain, tiled splashbacks, low level cistern WC, basin, wall mounted air heater and tile effect patterned flooring.

Kitchen/Living Area

Window to side aspect, wall and base units, laminate worktop, sink with drainer and mixer tap, freestanding electric cooker, space and plumbing for washing machine, tiled splashback, glazed door to sunroom, wall mounted electric radiator, wall lighting, ceiling mounted spotlights and carpeted floor.

Sunroom

Double glazed windows to both side and rear aspects, french doors to rear, wall mounted lights and carpeted floor.

Agents Note

Mains Electricity, Water and Drainage

12 HILLSIDE ROAD





Approximate total area[®]
1171 ft²
108.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC