

A photograph of a green door with a brick archway and a hanging lantern. The door has a small window with a decorative pattern. The archway is made of red bricks with white mortar. A small lantern hangs from the top of the arch. The background is a textured wall.

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THE STORY OF

42 Common Lane

Sheringham, Norfolk

SOWERBYS



THE STORY OF

42 Common Lane

Sheringham, Norfolk
NR26 8PW

Charming Detached House on a Quiet Lane

Prized Coastal Town Location

Four Generously Sized Bedrooms

Characterful Sitting Room with Bay
Window and Feature Fireplace

Spacious Entrance Hall

Open-Plan Kitchen/Dining Room
with Vaulted Ceiling

Separate Snug Providing
Additional Reception Space

Two Bathrooms, Including Principal En-Suite

Private Rear Garden and Ample Driveway Parking

Convenient for Town Centre and Beach

Offered Chain Free

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A charming detached home tucked away along a peaceful lane in the popular coastal town of Sheringham, offering generous and versatile accommodation alongside a lovely balance of character and contemporary living. With four well-proportioned bedrooms, multiple reception areas, a sociable kitchen/diner and a private rear garden, this appealing property would make an excellent family home or coastal retreat.

Upon entering, a spacious entrance hall creates a welcoming first impression and leads through to the principal living spaces. The sitting room is full of character, featuring an attractive bay window and a feature fireplace, providing a cosy and inviting setting in which to relax. A separate snug offers additional flexibility, ideal as a quieter sitting room, reading space or home office.

The kitchen/dining room forms a particularly appealing part of the home, with its vaulted ceiling creating a wonderful sense of space and light. Designed with everyday living and entertaining in mind, this sociable area enjoys access to the garden and is complemented by a useful adjoining utility room, helping to keep the main living space practical and organised.

Upstairs, there are four generously sized bedrooms, providing ample accommodation for family and guests alike. The principal bedroom benefits from its own en-suite bathroom, while a further family bathroom serves the remaining bedrooms.



Outside, the property offers ample off-road parking on the driveway to the front. To the rear, a good-sized private garden provides an attractive outdoor space for relaxing, entertaining and enjoying the warmer months.

Common Lane enjoys a convenient position within Sheringham, with the town's range of independent shops, cafés, restaurants and everyday amenities close at hand. The beautiful coastline and beach are also easily accessible, making this an appealing choice for those looking to enjoy the best of North Norfolk's coastal lifestyle.

Offered chain free, this attractive detached home combines generous accommodation, flexible living spaces and a peaceful setting, all within easy reach of Sheringham's town centre and seafront.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Sheringham

ALL ABOARD TO THE SUBLIME SEASIDE

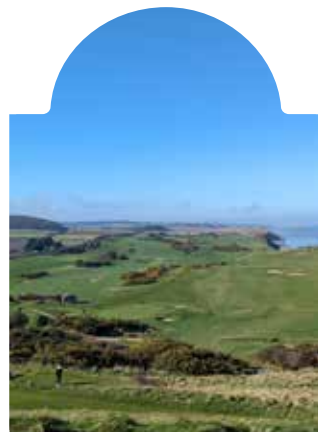
Sheringham, a traditional seaside town, blends history with vibrant community life. Established around 900 AD by a Viking warlord, it evolved into a bustling farming and fishing town. The arrival of the railway in the 19th century transformed Sheringham, fostering a mix of architectural styles that still charm today.

The town boasts a thriving high street with independent shops and tourist spots. Nearby, the North Norfolk Railway offers nostalgic steam and diesel train rides to Holt. Down at the Blue Flag beach, visitors enjoy stone-skimming and coastal views.

Sheringham's heritage shines at The Mo museum, featuring retired lifeboats and insights into the Sheringham Shoal Offshore Wind Farm. The Sheringham Little Theatre, a local gem, hosts renowned actors and vibrant seasonal shows, while The Hub offers a cozy community café atmosphere.

The town celebrates its Viking roots with annual themed events, including a Crab and Lobster Festival with Cromer and a lively August carnival. Nature lovers can escape to Beeston Bump for stunning coastal panoramas or explore Repton Walk in Sheringham Park for sweeping countryside views.

Sheringham is not just a town but a vibrant community nestled between sea and countryside, offering a perfect blend of heritage, nature, and coastal charm.



Note from Sowerbys



“...an appealing choice for those looking to enjoy the best of North Norfolk’s coastal lifestyle.”



SERVICES CONNECTED

Mains electricity, water, drainage and gas.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

C. Ref:- 8298-1085-8029-6607-0083

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: /// sprays.nips.olive

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SOWERBYS

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