



GRICE CLOSE SHERINGHAM, NR26 8UG

**£290,000
FREEHOLD**

This deceptively spacious family home lies in a residential area of the sought after seaside town of Sheringham. The town has good schools, transport links, leisure facilities, shops and of course stunning beaches that the Norfolk coast has to offer.

The property consists of a great open plan family room and kitchen diner, separate lounge with ground floor shower room. To the first floor is 5 bedrooms and a family bathroom. The rear garden is fully enclosed and low maintenance with parking to the front.

henleys
ESTATE AGENCY SIMPLIFIED

GRICE CLOSE

- ** Chain Free ** • Close to schools • Five Bedroom • Sheringham town centre and beach both within 20 minutes walk • Close to amenities • Spacious and open plan kitchen/dining room • Call Henleys to arrange a viewing.



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

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Entrance Hall

UPVC door to the front, beautiful contemporary tiled floor, radiator, stairs to the first floor and door leading into reception rooms - kitchen.

Open plan kitchen- dining room - day room

Double glazed windows to front aspect, wall and

base units with wood effect laminate worktop, sink with drainer and mixer tap, inset hob with chimney style extractor over space and plumbing for dishwasher and washing machine, space for freestanding fridge freezer, integrated oven, double glazed window and french doors to the rear aspect, space for a dining table and chairs, wall mounted radiator, tiled splashback and patterned tiled floor.

Living room

Double glazed windows to the side, patio doors to the rear leading to the fully enclosed rear garden, carpets and radiator. Door leading into ground floor WC and shower room.

This room would make a great studio/ annexe for a family member if required.

Landing

Carpets, door leading off to bedrooms and family bathroom.

Bedroom

Double glazed window to the front, carpets and radiator.

Bedroom

Double glazed window to the front, carpets, and wall mounted electric heater.

Bedroom with loft access

Double glazed window to the front, carpets and wooden stairs to access loft.

Bedroom- Office

Double glazed window to the front and side, laminate wood flooring and radiator. This room would make a great office or large wardrobe room as you can access it from both bedrooms.

Bedroom

Double glazed window to the front and the side, carpets and radiator.

Family bathroom

Double glazed obscure glass windows to the front, bath with shower over with glass screen, wash hand basin, WC and wall mounted Victorian style radiator. Subway tiled walls and contemporary tiled floor.

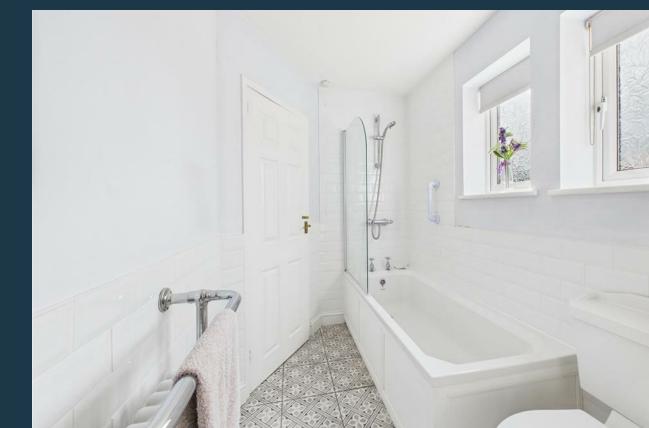
Garden & Parking

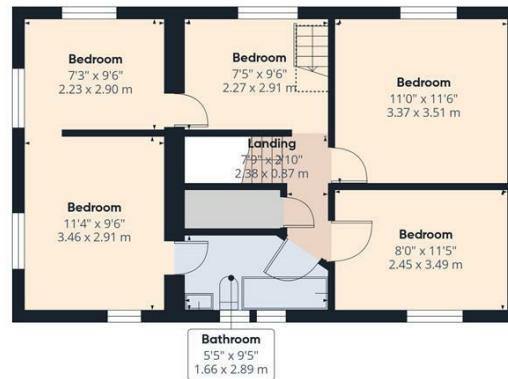
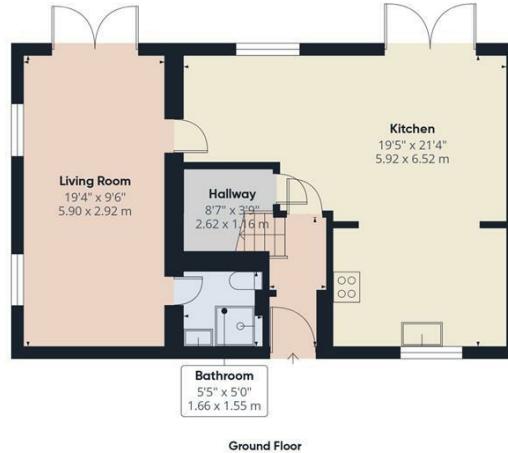
On road parking to the front (non-allocated). To the rear, the garden area is mainly patio (part slabs part brick weave, with a gravelled area to the front of the shed, various shrubs, trees and plants to borders and pots around the garden.

Ground floor shower room

WC, wash hand basin and shower cubicle. wall mounted vanity unit and radiator.

18 GRICE CLOSE





Approximate total area⁽¹⁾

1158 ft²
107.6 m²

Reduced headroom
9 ft²
0.8 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 are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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