



## SEAVIEW CRESCENT

, Sheringham, NR26 8XT

**£535,000**

**Freehold**

# Seaview Crescent

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NR26 8XT

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Freehold

- **Underfloor heating throughout ground floor**
- **Beautiful new build home**
- **Off road parking for multiple cars**
- **Close to transport links**
- **10 year NHBC guarantee**
- **Stunning views over the rooftops of Sheringham**
- **Seaviews**
- **Excellent specification**
- **Garage**
- **Four bedrooms, one with Ensuite**

In the popular coastal town of Sheringham, this four bedroom detached property on Seaview Crescent presents an exceptional opportunity to acquire a stunning new build property. This delightful residence boasts four generously sized bedrooms, providing ample space for family living or accommodating guests.

One of the standout features of this home is the spacious kitchen diner, designed to be the heart of the home. It offers a modern and inviting space for family meals and gatherings, ensuring that culinary experiences are both enjoyable and memorable.

Additionally, the underfloor heating throughout the ground floor ensures a warm and inviting atmosphere, making it a perfect retreat during the cooler months.







Ground Floor

Approximate total area<sup>(1)</sup>

1752.03 ft<sup>2</sup>  
162.77 m<sup>2</sup>

Reduced headroom  
16.23 ft<sup>2</sup>  
1.51 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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



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