







14 Priory Road I I Sheringham I NR26 8EW

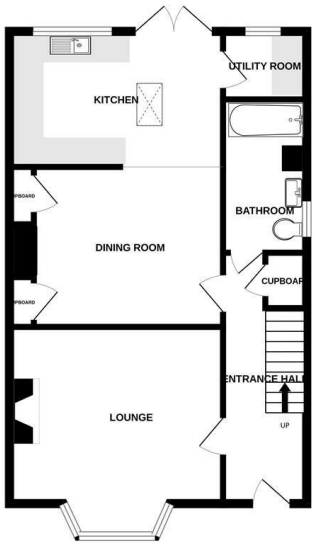
£335,000

EXTENDED SEMI DETACHED HOUSE JUST A SHORT WALK FROM THE BEACH AND TOWN CENTRE Gilson Bailey are delighted to offer this spacious, well-presented and extended, three bedroom semi-detached house, ideally situated within the popular seaside town of Sheringham and offered with the welcome advantage of no onward chain. Providing generous and versatile accommodation, the ground floor comprises a welcoming entrance hall, comfortable lounge, separate dining room, fitted kitchen, useful utility room and bathroom, offering plenty of space for everyday living and entertaining. Upstairs, there are three well-proportioned bedrooms and a separate WC off landing, creating a practical layout for a variety of buyers. Outside, the property is complemented by a mature front garden which offers potential to create off-road parking, subject to the installation of a dropped curb and any necessary consents, while to the rear is a large, private and established south facing garden, providing a fantastic space for gardening, entertaining or simply relaxing outdoors, together with a large shed offering useful additional storage. Further benefits include double glazing and gas heating (boiler fitted 2025). Combining extended accommodation, excellent outside space, a desirable coastal setting and a chain-free sale, this appealing home is likely to suit a wide array of buyers, so be quick to book a viewing.

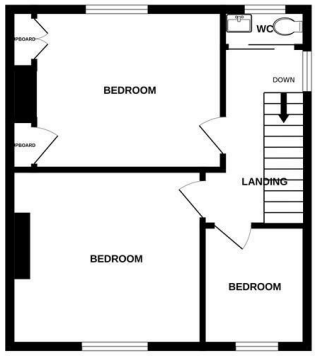
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location
Sheringham is a delightful town in an area of outstanding natural beauty on the North Norfolk coast, nestling between the sea and Pretty Corner woods. The town is popular for both holiday and retirement and the centre has an excellent range of independent shops and supermarkets whilst other amenities include bus and rail services to bustling city of Norwich and the nearby towns of Holt and Cromer. There is a modern health centre, dentist, theatre and library, together with Splash Leisure Centre and a magnificent 18 hole golf course. Education is well catered for with schooling for all ages in the town and a choice of independent schools within a few miles. There are also some excellent coastal and woodland walks in the vicinity. Sheringham beach enjoys a blue flag status and is extremely family friendly with a mix of shingle and sand depending on the tide with a wide promenade running the length of the town.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, dining room, bathroom and stairs to first floor.

Lounge 13'10" x 13'9"
Sash window, radiator.

Dining Room 12'0" x 10'4"
Two cupboards, radiator.

Kitchen 13'8" x 8'7"
Fitted wall and base units with worktops over, sink and drainer, space for cooker and fridge/freezer, integrated dishwasher, double glazed window, radiator.

Utility 5'4" x 4'4"
Space for washing machine, double glazed window.

Bathroom 9'10" x 5'4"
Panelled bath with shower over, low level WC, hand wash basin, radiator, heated towel rail, double glazed window.

First Floor Landing
Doors to three bedrooms and WC.

Bedroom One 12'8" x 10'4"
Sash window, radiator.

Bedroom Two 12'4" x 11'5"
Double glazed window, radiator, two cupboards.

Bedroom Three 7'9" x 6'9"
Sash window, radiator.

WC 5'4" x 2'5"
Low level WC, hand wash basin, double glazed window.

Outside Front
Mature plants and shrubs with path to front door.

Outside Rear
Patio seating area, lawned garden, mature plants, shrubs and trees, large shed, enclosed by timber fencing.

Local Authority
North Norfolk Council, Tax Band C.

Tenure
Freehold

Utilities
Fibre to the property.
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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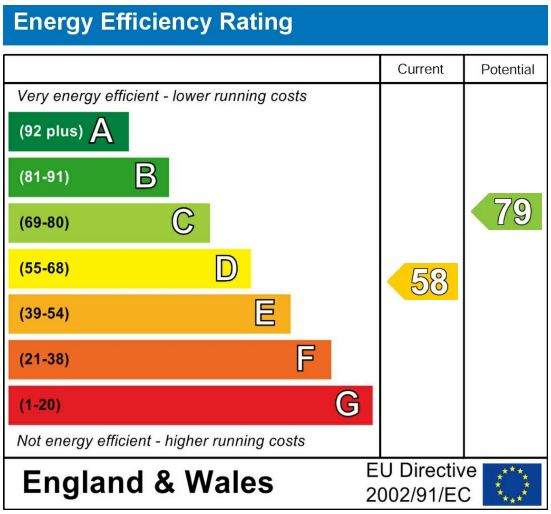












Local Authority

North Norfolk Council, Tax Band C

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.