

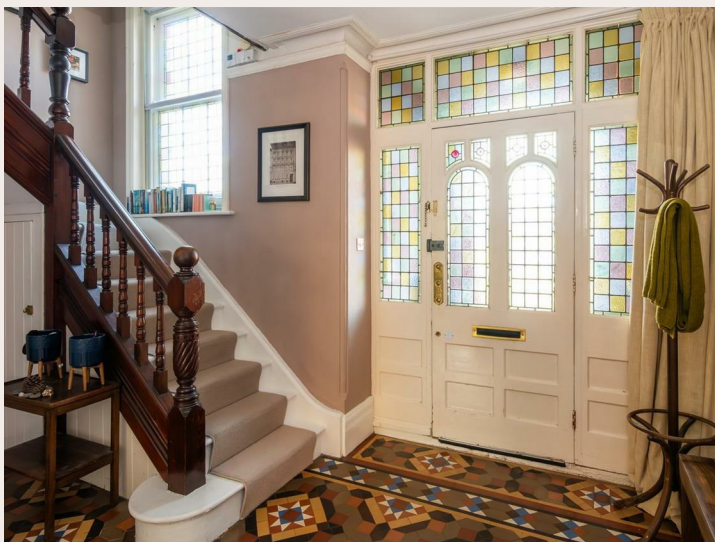


PRICE GUIDE

£685,000

Cromer Road, Sheringham, NR26 8RS

Arnolds | Keys



THE PROPERTY

50 Cromer Road, Sheringham, NR26 8RS

Sheringham Lodge is a superb detached, Edwardian dwelling offering charming accommodation arranged over three floors. The property is offered with no onward chain and enjoys a private, south facing rear garden offering a good degree of privacy together with garaging and additional off-road parking. During the current ownership, the property has been sympathetically refurbished, maintaining the original character yet adopting some modern features too, all of which provide a stunning interior which may only be appreciated by a private viewing.

The property is located just on the edge of the Town Centre and is therefore extremely well placed for access to locals shops and transport facilities to the County Capital of Norwich which is just 27 miles distant.



With its Edwardian charm and generously proportioned rooms, this is an ideal family property for those seeking a home that is close to all the local amenities. The south facing gardens and double garage are a bonus too.



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INTERNAL

Property Details

ENTRANCE PORCH

With ornate tiled floor, stained glass window to the side, original part glazed entrance door with matching glazed side and overhead panels. EV charging point.

RECEPTION HALL

Original period tiled floor, radiator, turning stairs to first floor with understairs store cupboard. Attractive stained glass panels leading to inner lobby with continuation of tiled floor.

UTILITY ROOM

With provision for washing machine and tumble dryer, fitted shelving, window to front aspect, radiator, tiled floor.

DINING ROOM

Feature timber fire surround with tiled hearth, polished wood floor, radiator, two windows to front aspect.

SITTING ROOM

A fabulous light room with modern bi-fold doors opening to the south facing rear garden. Feature timber fire surround with tiled hearth and shelved alcove to the side, two radiators.

KITCHEN/BREAKFAST ROOM

Another light room with two sets of modern bi-fold doors enjoying a southerly aspect at the rear. Tiled floor, comprehensive and high quality range of bespoke maple kitchen cabinets, including a large island unit with granite worksurfaces and matching upstands. Inset Belfast sink, provision for dishwasher, range style stove with tiled splashbacks and extractor hood above, fitted shelving, exposed ceiling timber, radiator.

HALF LANDING

CLOAKROOM

Period cistern and w.c., radiator, window to front aspect, corner wash basin.

LANDING

Turning staircase to second floor, radiator.

BEDROOM 1

Currently used as a cinema room with window to front aspect, radiator, shelved alcove door to:

ENSUITE

Tiled corner shower enclosure with mixer shower, wash basin with tiled splashbacks, radiator, close coupled w.c., window to side aspect.

BEDROOM 2

Window to rear aspect, radiator, door to:

ENSUITE

Tiled shower enclosure with mixer shower, wash basin with tiled splashbacks, close coupled w.c., heated towel rail, shelved recess.

BEDROOM 3

Window to rear aspect, radiator, door to:

ENSUITE

Tiled corner shower enclosure, wash basin with tiled splashback, heated towel rail.

BEDROOM 4

Window to front aspect, radiator.

BATHROOM

With window to rear aspect, roll top bath with central telephone style mixer tap, period style radiator, built in store cupboard.

SECOND FLOOR LANDING

With Velux roof light to front aspect with views to the sea.

BEDROOM 5

With access to roof space, two aspects including Velux roof light and second window to the side, range of fitted wardrobes, radiator, built in cupboard housing pressurised water system and gas boiler. Door to:

ENSUITE

Close coupled w.c., wash basin, radiator.

BEDROOM 6

Window to rear aspect, radiator, door to:

ENSUITE

Wide shower enclosure with mixer shower, concealed cistern w.c., wash basin, radiator, Velux roof light, tiled floor, period style radiator.

EXTERIOR STUDIO

Lined and insulated with two independent electric heaters, windows front and rear, telephone and ethernet points. Door to SEPARATE W.C. with electric heater, wash basin, close coupled w.c. and high level window.

OUTSIDE

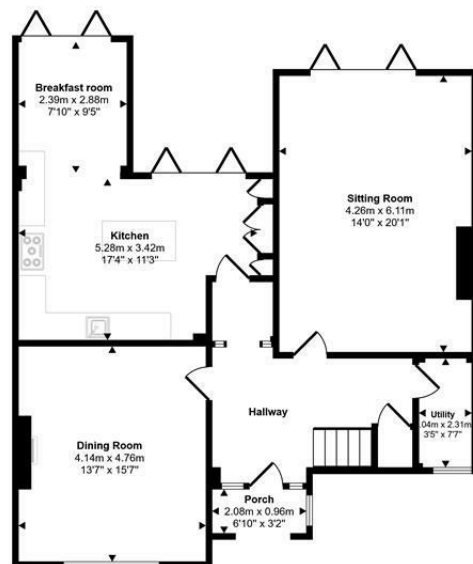
To the front of the property is a large hardstanding with ample off-road parking and established planting to the side. There is a vehicular access over a service road at the rear which leads to the section DOUBLE GARAGE and further off-road parking. The rear garden enjoys a sunny outlook and has a lawn leading from a paved patio area, fruit cage, established shrubs and trees providing privacy and shelter, a further natural garden area leads to the garages.

AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band F.

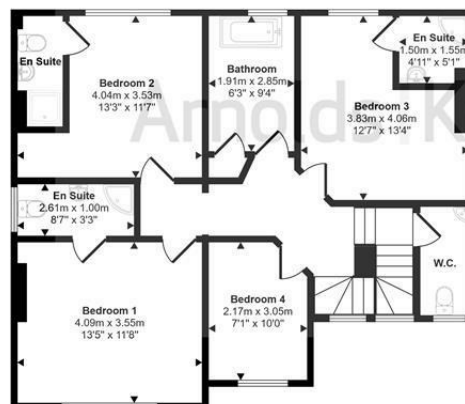


Approx Gross Internal Area
229 sq m / 2463 sq ft

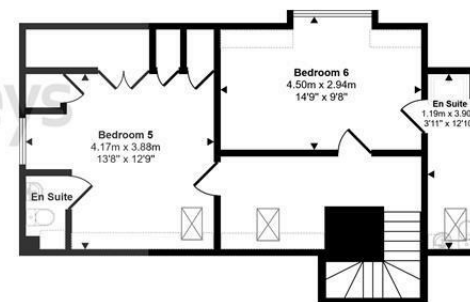


Ground Floor
Approx 91 sq m / 985 sq ft

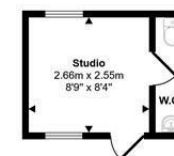
 Denotes head height below 1.5m



First Floor
Approx 78 sq m / 834 sq ft



Second Floor
Approx 51 sq m / 550 sq ft



Studio/WC
Approx 9 sq m / 93 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

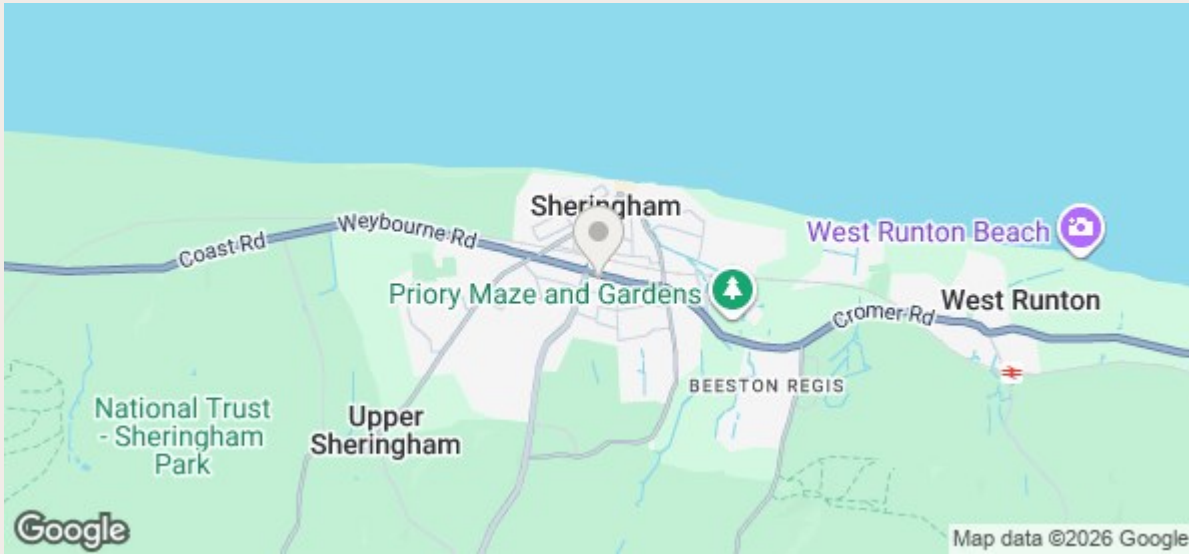


EXTERNAL

Property Details

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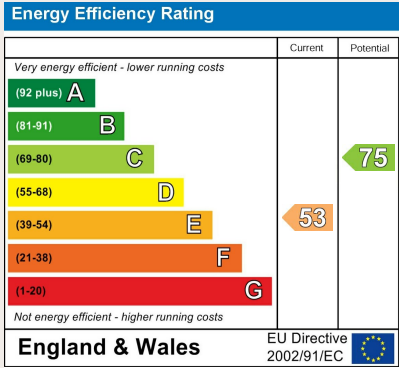


LOCATION

50 Cromer Road, Sheringham, NR26 8RS

Sheringham is a charming seaside town on the north Norfolk coast, famous for its beautiful beach, traditional character and stunning coastal scenery. The town has a lively atmosphere, with independent shops, cafés and restaurants lining its streets. Sheringham’s sandy beach is popular with visitors who enjoy swimming, walking and relaxing beside the sea. The town is also home to the Sheringham Museum, which explores the area’s rich fishing and maritime history.

Energy Performance Certificate



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