

Sheringham Lodge, 50 Cromer Road, Sheringham, NR26 8RS

Price Guide £685,000

- Superb Edwardian dwelling
- Private south facing garden
- Gas central heating throughout
- Sympathetically refurbished
- Double garage and additional off-road parking
- Centrally situated close to shops
- Many character features throughout
- Six bedrooms (five with en-suite facilities)
- No onward chain

Sheringham Lodge, 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 local shops and transport facilities to the County Capital of Norwich which is just 27 miles distant.



Council Tax Band: F



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

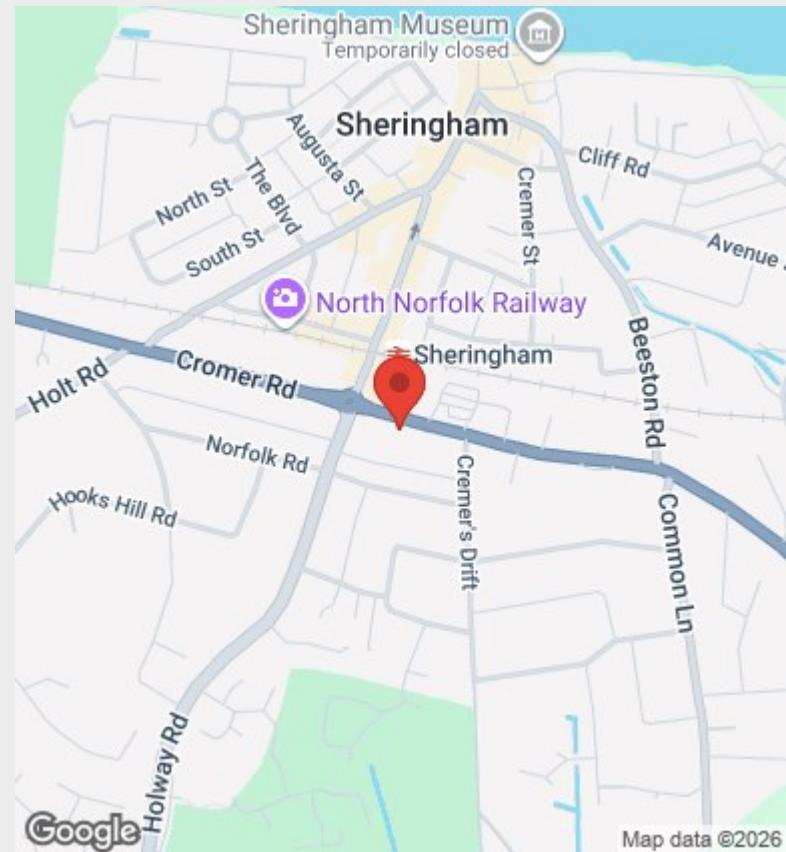
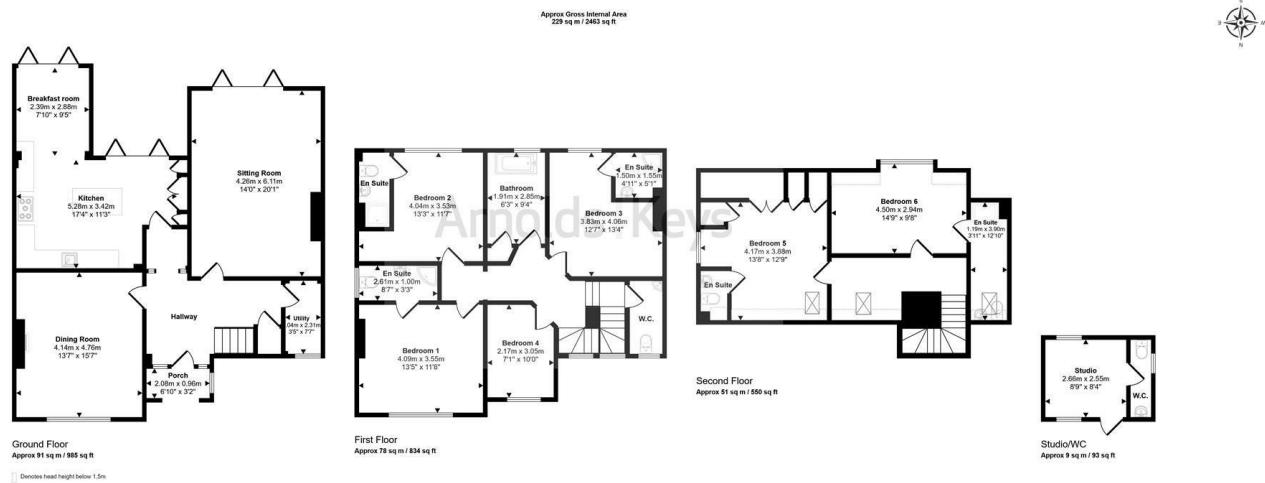
To the front of the property is a large hardstanding with ample off-road parking and established planting to the side. There is a vehicular access over a service road at the rear which leads to the section DOUBLE GARAGE and further off-road parking. The rear garden enjoys a sunny outlook and has a lawn 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.







Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyers for mortgage advice. Should you decide to use YB we would receive a referral fee of £250.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		53
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	