



14 Birch Grove, Sheringham

£335,000 Freehold

Guide Price: £335,000-£350,000. No onward chain, motivated seller. Located on the outskirts of Sheringham's picturesque Victorian town, this recently renovated detached bungalow offers an excellent opportunity to enjoy coastal living. Thoughtfully updated, the property features two well-proportioned bedrooms, a brand-new gas central heating system, upgraded electrics, and other general modernisation ensuring its new owners' efficiency and peace of mind.

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Location

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For families, Sheringham offers highly regarded schools, including Sheringham Primary School and Sheringham High School, which are well-rated and serve the local community. Healthcare needs are met with a medical centre, dental practices, and a pharmacy.

The town offers a variety of outdoor activities such as golf at Sheringham Golf Club, swimming at the Splash Leisure and Fitness Centre, and scenic trails through Sheringham Park, a National Trust offering panoramic views over the coastline. The town is also home to the renowned North Norfolk Railway, where heritage steam trains run through breathtaking countryside.

With excellent transport links, including a railway station with direct services to Norwich and easy access to the A148, Sheringham is well connected while maintaining its peaceful seaside allure.

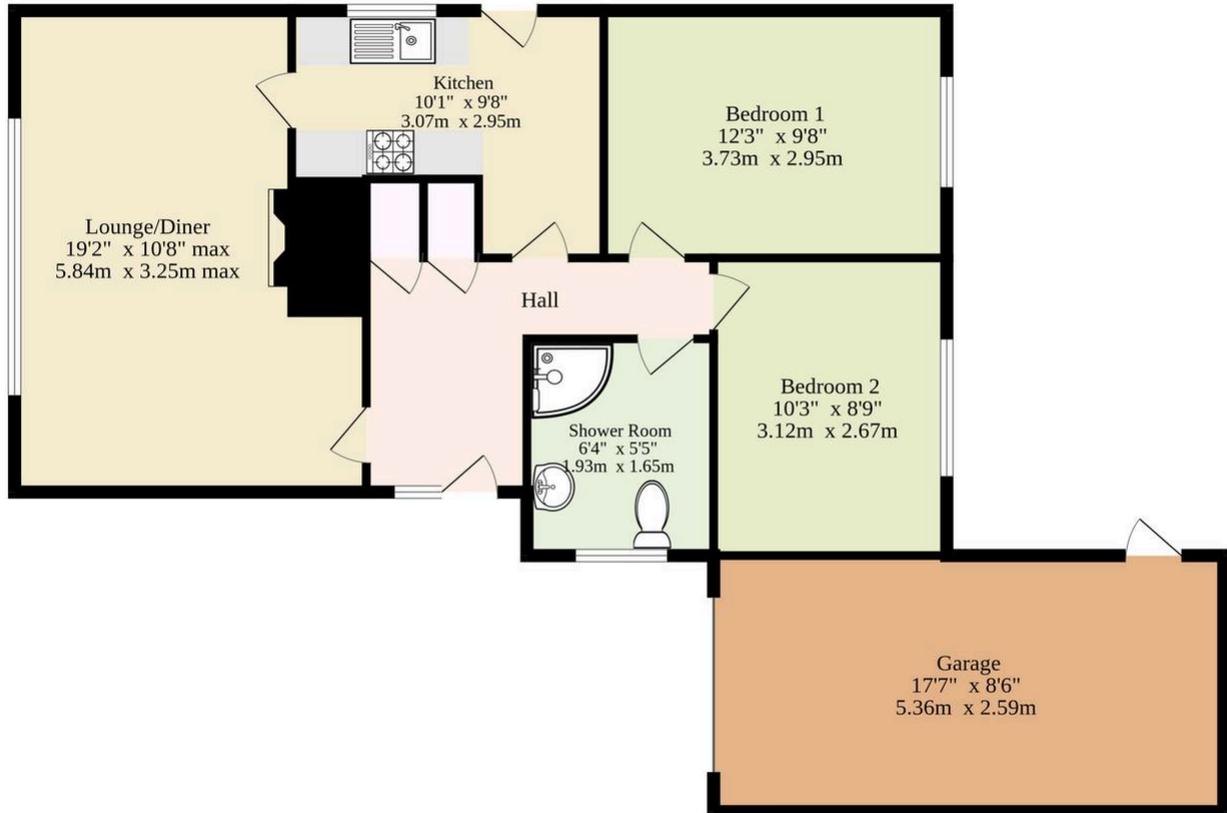
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From the moment you arrive, this charming bungalow welcomes you with its fantastic kerb appeal. The front garden has been beautifully re-turfed, complemented by decorative stones for a neat and stylish finish. A spacious driveway, leading to the garage, provides ample parking for two to three vehicles.

Step inside, and you're greeted by a bright and airy hallway, complete with fresh new flooring, two handy storage cupboards, and access to every room. The lounge is an impressive 19ft space, recently refurbished and bathed in natural light from a large picture window that frames lovely views of the front garden.



Ground Floor
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 sq.m.) approx.

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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