



THE DELL  
24



24 Abbey Road, Sheringham

Sheringham

Minors & Brady

# 24 Abbey Road

Sheringham

The Dell exemplifies sophisticated, low-maintenance living in one of Norfolk's most desirable locations. Set on a substantial, private plot on Abbey Road, this detached bungalow immediately impresses with its striking kerb appeal, long driveway, double garage, and maintained front gardens framed by mature trees and established planting. Inside, the home is well-presented, with flowing reception rooms including a grand sitting room, formal dining area, and a sun room that captures panoramic views of the wrap-around gardens. The kitchen/breakfast room features high-quality gloss cabinetry, integrated appliances, and a separate utility, while three double bedrooms provide light, comfort, and built-in storage. Outside, a paved terrace, sweeping lawns, and a summerhouse create an ideal setting for entertaining or everyday living. Within easy reach of Sheringham's high street, cafés, schools, and leisure facilities, The Dell is truly a place where life slows to a more beautiful pace.

## Agents Notes

Freehold

Connected to all mains services.



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- A detached bungalow set on a generous, private plot in Sheringham, rarely available in this coveted Abbey Road location
- Kitchen/breakfast room with high-quality gloss cabinetry, integrated oven, induction hob, dishwasher, and space for a tall fridge/freezer, combining style with everyday practicality
- Formal dining room with an arched opening leading into the sitting room, creating a seamless flow for entertaining or family gatherings
- Light-filled sitting room featuring a traditional decorative fireplace and sliding doors into the sun room, perfectly framing views of the sweeping gardens
- Three double bedrooms, each with built-in wardrobes and abundant natural light, offering the utmost comfort and privacy
- Family bathroom with a traditional corner bathtub and a shower room with a four-piece suite including a bidet, thoughtfully designed for modern living
- Expansive wrap-around gardens featuring a patio, a sweeping lawn, mature planting, and a summerhouse, a wonderful setting for outdoor relaxation and entertaining
- Kerb appeal showcasing a long driveway framed by maintained gardens, leading up to a double garage for storage/workshop use
- Tucked away yet just moments from Sheringham's vibrant high street and scenic coastline, offering an exceptional lifestyle in a prime Norfolk location



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## Location

Abbey Road enjoys a tucked-away location in Sheringham, offering the best of both worlds: a sense of seclusion while remaining just moments from the town's lively amenities. Situated near the peak of Holway Road, residents benefit from bus stops within a short, easy stroll, while a ten-minute walk in the opposite direction leads to the top of Sheringham's bustling high street. Here, a vibrant mix of independent shops, charming cafés, and convenient rail connections await.

One of Abbey Road's true hidden advantages, often overlooked by visitors, is its proximity to the local schools, including lower, upper, and sixth form, making daily routines simple for families. Just beyond, The Reef Leisure Centre stands opposite Sheringham Golf Club, accessible via a leisurely 15-minute walk, adding to the area's appeal for both recreation and relaxation.

Sheringham itself is a traditional seaside town, founded around 900 AD by a Viking warlord, it grew into a thriving farming and fishing settlement. The arrival of the railway in the 19th century introduced a mix of architectural styles that still define the town today. The high street buzzes with independent shops and tourist attractions, while the nearby North Norfolk Railway offers nostalgic steam and diesel train journeys to Holt. At the Blue Flag beach, visitors enjoy coastal walks, stone-skimming, and outstanding sea views.



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The Dell immediately welcomes with a heart-warming sense of home, a feeling that resonates through its beautifully balanced single-storey layout.

Set back from the road on a long driveway, the home's impeccably maintained front garden, mature trees, and established beds provide instant kerb appeal, while the double garage and generous off-road parking hint at the practical luxury within.

The formal dining room, enhanced by an arched opening, leads effortlessly into the grand sitting room, where a traditional decorative fireplace and sliding doors open into the sun room. Light pours through, framing panoramic views of the wrap-around garden, extending the reception space and creating a serene environment for both entertaining and quiet reflection.

The kitchen/breakfast room is a showcase of refinement, featuring high-quality gloss cabinetry, an integrated oven, induction hob, dishwasher, and space for a tall fridge/freezer. Adjacent lies a separate utility room, thoughtfully equipped with plumbing for a washing machine and storage space.

Accommodation comprises three double bedrooms, each designed with comfort and privacy in mind, featuring built-in wardrobes and abundant natural light. A shower room with a four-piece suite, including a bidet, and a family bathroom with a traditional corner bathtub complete the thoughtful layout.



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The gardens are a true highlight of The Dell. Extending around the property, they offer a private sanctuary where every element is carefully considered. A paved patio provides a perfect spot for al fresco dining or morning coffee, while the expansive, sweeping lawn invites play, leisure, and quiet contemplation. The lawn is bordered by mature trees and established beds, offering year-round character and privacy. A charming summerhouse provides the perfect spot for comfortable seating or garden storage. The garden is non-overlooked, offering seclusion rare for a property so close to Sheringham's amenities.

The Dell is more than a home; it is a lifestyle. With its balance of elegant reception rooms, private bedrooms, and glorious gardens, it offers a rare sense of space, light, and tranquillity. To fully appreciate its charm, one visit is all it takes, the warm welcome, the seamless flow, and the scenic surroundings ensure this bungalow will capture your imagination from the first glance.



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**Ground Floor**  
1722 sq.ft. (160.0 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1722 sq.ft. (160.0 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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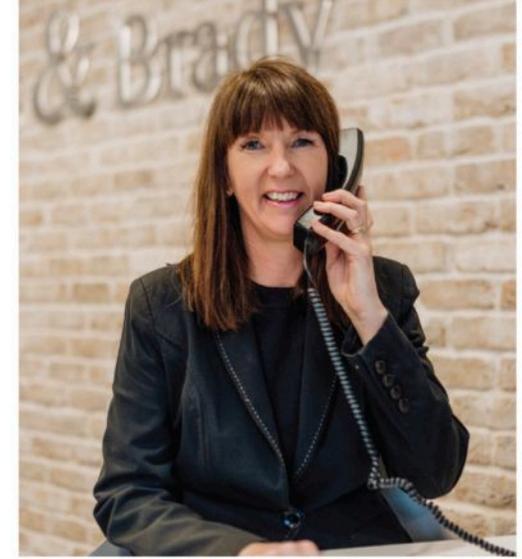
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