



2 Handford Drive, Sheringham

Sheringham



Minors & Brady

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Sheringham

Life in Sheringham has a natural rhythm, morning walks across Beeston Common, a stroll into the town centre for coffee, and the coastline never far from reach, and this well-balanced four-bedroom semi-detached home sits comfortably within it all. Set in a quiet, established residential setting, the property combines original character features with practical, well-proportioned living space extending to around 1,561 sqft. Inside, a series of bright and welcoming reception areas flow from a generous open-plan living and dining room through to a conservatory overlooking the garden, while fireplaces, exposed brickwork and original flooring add warmth and personality. The kitchen is supported by a useful walk-in pantry, and the flexible bedroom arrangement is complemented by two bathrooms, making it well suited to family life or those needing adaptable space. Outside, a private, thoughtfully arranged garden offers both patio seating areas and a lawn framed by established planting, while a shingle driveway, garage, and energy-efficient photovoltaic panels add further practicality. Altogether, a comfortable and characterful home in one of North Norfolk's most appealing coastal towns.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Electric radiators.



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- Characterful four-bedroom semi-detached home extending to approximately 1,561 sqft, arranged over a well-balanced layout
- Positioned in a sought-after residential area of Sheringham, within easy reach of Beeston Common and the town centre
- Distinctive Tudor-style façade featuring timber framing and leaded windows, complemented by a driveway providing off-road parking and a garage for storage use
- Retains a range of original interior features, including fireplaces, exposed brickwork, original tiled flooring and timber floorboards
- Spacious open-plan living and dining room with bay-fronted window and two fireplaces, one incorporating an inset multi-fuel burner
- Brick-built conservatory extending the main reception space, providing natural light and direct views of the garden
- Kitchen with fitted cabinetry, integrated oven and induction hob, complemented by a practical walk-in pantry
- Four well-proportioned bedrooms, two with traditional feature fireplaces, offering flexibility for family living or home working
- Ground floor shower room with contemporary three-piece suite and family bathroom with freestanding bath, separate shower and panelled walls
- Enclosed rear garden with raised and lower patios, maintained lawn, established planting and space for a shed or summerhouse



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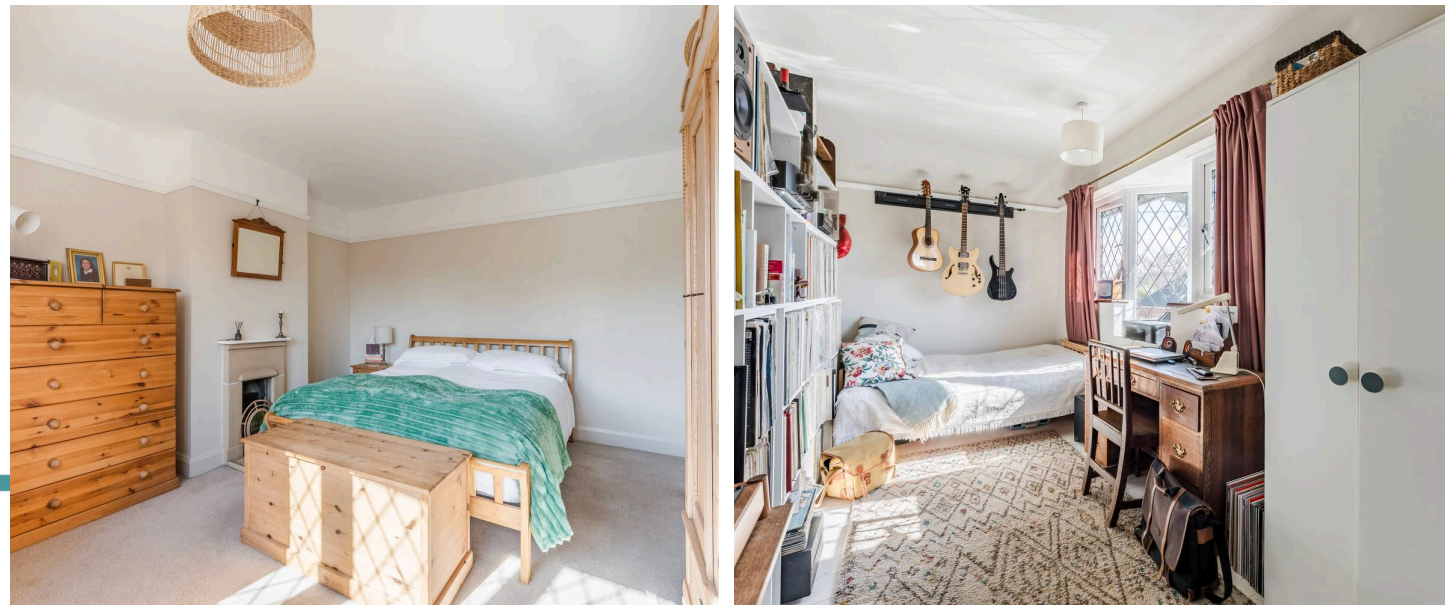
Handford Drive is quietly nestled just south of Beeston Common in the traditional Norfolk seaside town of Sheringham, offering a sense of calm and space rarely found so close to the town centre. The common itself provides sweeping open grassland and winding walking paths, ideal for morning strolls, weekend runs, or simply enjoying a moment of tranquillity amid native trees and scrubland. For those who appreciate outdoor life, it forms a natural gateway to further coastal and countryside walks, including the nearby Beeston Bump and the coastal paths that stretch along the north Norfolk coast.

Despite this leafy setting, the heart of Sheringham is within easy walking distance. The town centre retains its traditional charm with a mix of independent shops, boutique cafes, and essential services, all within a few minutes' stroll. The beach and promenade are equally accessible, inviting residents to enjoy early morning sea air, long walks with views over the North Sea, or a relaxed summer afternoon by the water.

For families, Handford Drive is well positioned near excellent schools. Sheringham Community Primary School and Sheringham High School provide strong local education options, while the independent Beeston Hall School lies a short drive to the west. Daily life is further supported by practical amenities, from local grocery stores to health services, all close at hand.

Transport links are strong: Sheringham railway station is a short walk away, connecting via the Bittern Line to Cromer and Norwich, while the A149 coast road offers easy access along the north Norfolk coast and beyond. Bus services also serve the town regularly, ensuring connections for commuting, shopping, or leisure.

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Situated within a quiet and highly sought-after residential area of Sheringham, this attractive four-bedroom semi-detached home offers a wonderful balance of character, space and practicality.

Extending to approximately 1,561 sqft, the property retains a wealth of original features while providing versatile accommodation ideally suited to modern family living.

The property is entered via a welcoming entrance hall, bright and airy in feel, with original tiled flooring and high ceilings that immediately set the tone for the rest of the home. The principal reception space is a beautifully proportioned open-plan living and dining room, featuring original wooden flooring and two characterful fireplaces, one of which incorporates an inset multi-fuel burner. Exposed brickwork and a bay-fronted window add to the charm, creating a space equally suited to relaxation and entertaining. Double doors lead through to a light-filled, brick-built conservatory, which extends the reception area and provides a pleasant outlook over the garden.

The kitchen is thoughtfully arranged with fitted cabinetry, an integrated oven and induction hob, alongside designated spaces for additional appliances. Original tiled flooring continues here, enhancing the sense of continuity and character. A practical walk-in pantry offers excellent storage for cooking essentials, contributing to the kitchen's functionality as a well-equipped and efficient workspace. On the ground floor, a contemporary shower room features a modern three-piece suite complemented by marble-effect tiling.



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The accommodation comprises four well-proportioned bedrooms, each offering a comfortable and private setting. Two of the bedrooms benefit from traditional feature fireplaces, adding further period appeal. The fourth bedroom provides flexibility and could easily serve as a home office, dressing room or nursery depending on individual requirements. The family bathroom is equally well appointed, offering a four-piece suite including a freestanding bathtub, separate shower cubicle, wash basin and WC, all enhanced by stylish wall panelling.

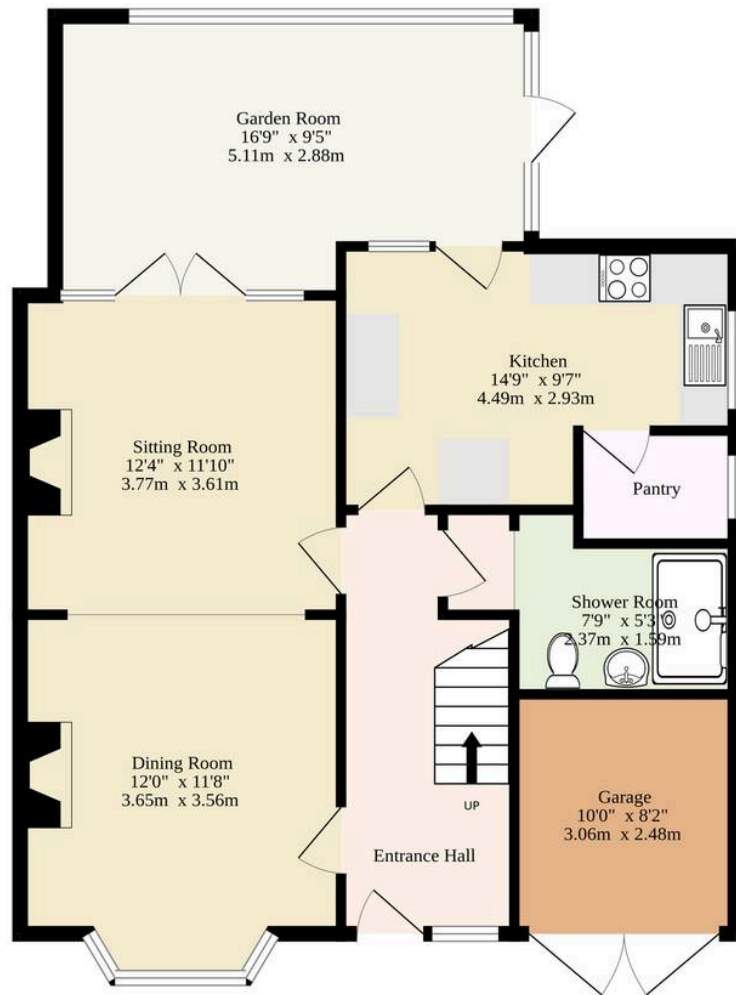
The garden is private and well maintained, designed to offer both structure and interest throughout the seasons. A raised patio area provides an ideal space for outdoor dining, with steps leading down to a further seating terrace. The lawn is neatly kept and bordered by established planted beds filled with colourful shrubbery, adding character and vibrancy. The garden also offers ample space for the addition of a shed or summerhouse, while remaining secluded and peaceful.

To the front, a shingle driveway provides ample off-road parking and leads to a garage suitable for storage. Additional practical features include wood stores and photovoltaic panels with storage batteries, contributing to energy efficiency. The property enjoys strong kerb appeal, with a distinctive Tudor-style façade, timber framing, leaded windows and a green front door complemented by a matching garage door, creating a charming and cohesive exterior.

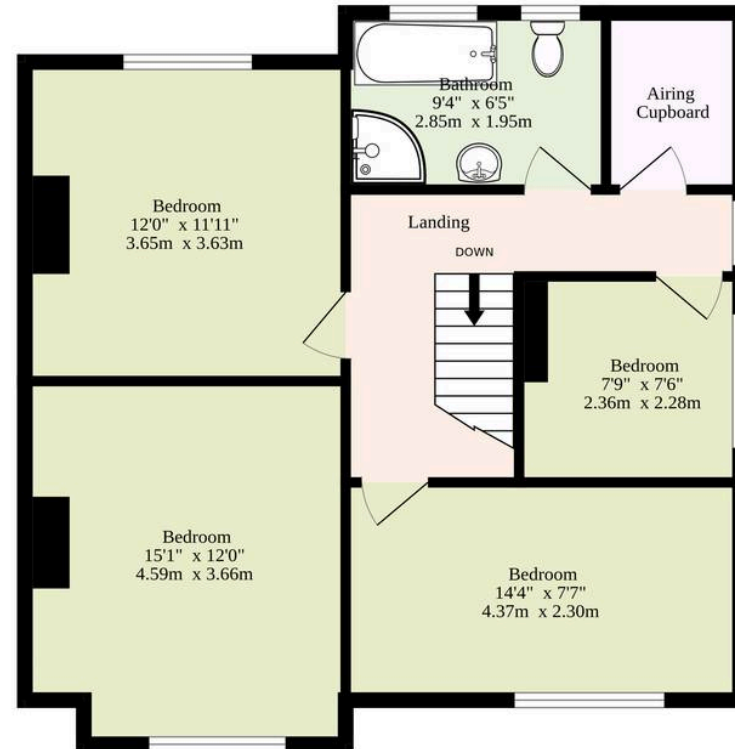


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Ground Floor
861 sq.ft. (80.0 sq.m.) approx.



1st Floor
700 sq.ft. (65.0 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1561 sq.ft. (145.0 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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Minors & Brady
Your home, our market



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