



The Smallholding Sheringham Road, West Beckham

In Excess of £625,000

The Smallholding Sheringham Road

West Beckham, Holt

This spacious home offers a welcoming entrance hall leading to a generously sized living room with open plan access to a bright conservatory, perfect for relaxation and entertaining. With four well-appointed bedrooms, a dedicated dining space and a well-designed kitchen featuring modern amenities, this property epitomizes flexible living. Outside, a large gravel driveway, enclosed lawned garden and extensive grounds (0.63acres) provide ample outdoor space for recreation and enjoyment.

THE LOCATION

Nestled in the picturesque village of West Beckham, offers a prime location just a short drive away from the charming Sheringham seafront, where you can enjoy a wonderful day out or a relaxing evening stroll. Golf enthusiasts will appreciate the proximity to Sheringham Golf Club. Additionally, providing easy access to Holt, a sought-after destination with abundant amenities to enjoy. You'll find Byfords, The Kings Head pub serving excellent food, delightful tea rooms and quaint shops to explore. This location is also ideal for school catchment, including access to Gresham's School, making it a fantastic choice for families.





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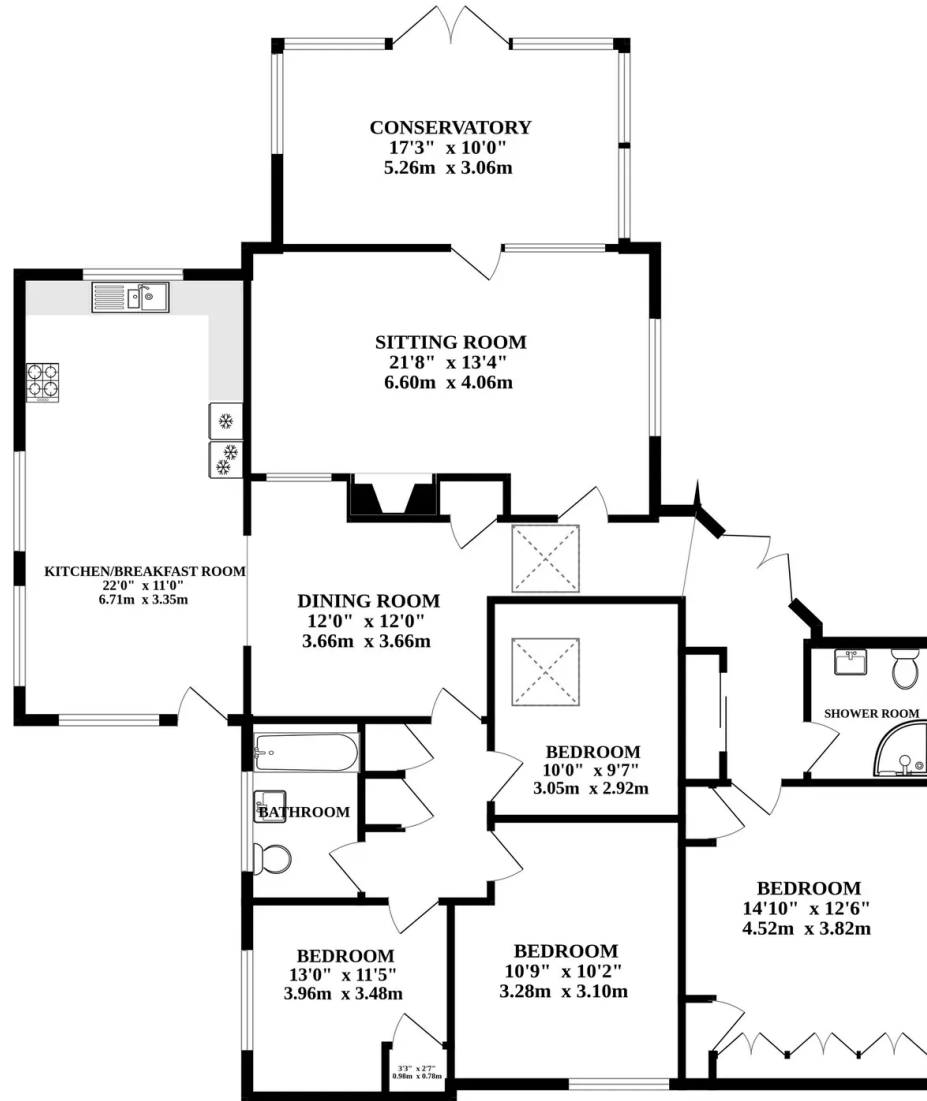
THE PROPERTY

Upon entering this home, one is instantly greeted by a generously proportioned entrance hall, offering seamless connectivity to all areas of the property. The generous living room is perfect for unwinding, with ample space to arrange furniture and open plan access into the bright conservatory. The dedicated dining space exudes a welcoming ambience and effortlessly transitions into the well designed kitchen, featuring an array of base units, a convenient wine cooler and provisions for all your essential appliances.

This property embraces the concept of flexible living with four well-appointed bedrooms, each offering ample space for personalisation and functionality. Whether utilised as private spaces for rest and relaxation or versatile spaces for work or leisure, these spacious bedrooms cater to a variety of preferences and requirements. Completing the accommodation, an appointed bathroom and shower room provide the perfect settings for daily self-care routines, offering both convenience and luxury.



GROUND FLOOR



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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The property is accessed via a privately owned tar and stone roadway leading to a spacious gravel driveway providing ample parking for multiple vehicles. From there, you'll find a fully enclosed lawned garden, while to the front, there's a walled courtyard featuring lighting. Moving towards the rear, you'll discover extensive lawned grounds spanning over 0.63 acres (subject to measurement). The majority of these grounds are enclosed by close boarded fencing and adorned with mature shrubs.

AGENTS NOTE

We understand this property will be sold freehold connected to mains water, electricity and drainage.

Oil central heating.

Council Tax Band - D

