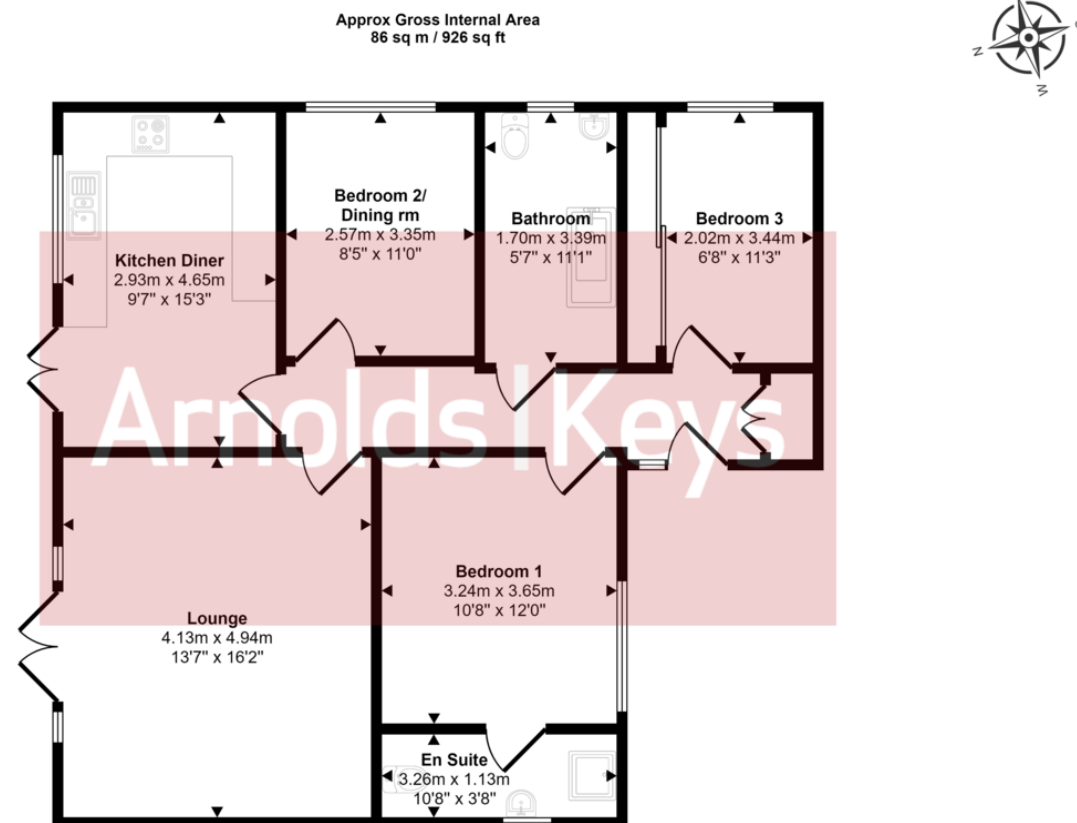




Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**20b Hooks Hill Road, Sheringham, NR26 8NL**

**Guide Price £450,000**

Located in a highly favoured setting just west of the Town Centre is this superbly presented detached bungalow. Set at the bottom of a private drive this property is one of a pair and offers gas centrally heated accommodation. The property offers up to three bedrooms including a master suite and a generous sitting room.

- Highly favoured location
- Up to Three Bedrooms
- En-suite shower room
- Delightful Gardens
- Gas Central heating

Hooks Hill Road is a respected residential area approximately 3/4 mile from the Town Centre and both bus and rail services providing easy access to the City of Norwich.

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County 01263 738444  
City 01603 620551  
Coastal 01263 822373

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.



## Property Description

### ENTRANCE HALL

Part glazed UPVC entrance door, built in cloaks cupboard housing gas fired combination boiler. Radiator.

### SITTING ROOM

A beautiful light room with French doors opening to the patio and garden. Radiator, TV aerial point.

### KITCHEN/BREAKFAST ROOM

With window and casement doors opening to rear garden, comprehensive range of oak faced base and wall storage cupboards with laminated work surfaces and tiled splashbacks. Inset 1 1/2 bowl granite style sink unit, chrome mixer tap, inset ceramic hob with electric oven beneath and extractor hood above. Over worktop lighting, provision for washing machine, integrated dishwasher. Integrated fridge and freezer. Radiator.



### BATHROOM

Contemporary style suite of concealed cistern w.c., vanity wash basin with cupboards beneath, two mirrored cabinets and window above, chrome heated towel rail/radiator, panelled bath with central mixer and shower attachment. Part tiled walls and floor. Extractor fan, wall mounted fan heater.

### PRINCIPAL BEDROOM

Wide picture window to front aspect, radiator.

### ENSUITE

Close coupled w.c., chrome heated towel rail/radiator, vanity wash basin with cupboards beneath, enclosed shower cubicle with electric independent shower unit. Electric shaver point, window to side aspect, tiled splashbacks, extractor fan.

### BEDROOM 2/DINING ROOM

Large window to side aspect, radiator.

### BEDROOM 3

One wall completely fitted with floor to ceiling wardrobe cupboards with mirror doors. Radiator, window to side aspect.

### OUTSIDE

Integrated brick built GARAGE with electric roller door, electric light and power point. Timber GARDEN SHED

### GROUNDS

The property is approached over shared gravel driveway which in turn leads to the private brickweave driveway and off-road parking space. The rear garden is fully enclosed and neatly arranged with a brick patio immediately outside the sitting room which in turn leads to the large lawn with mature conifer hedging. This then leads to a side garden area with raised beds, patio and small lawn.

### AGENTS NOTE

The property is freehold, has all main services connected and has a Council Tax rating of Band D.

