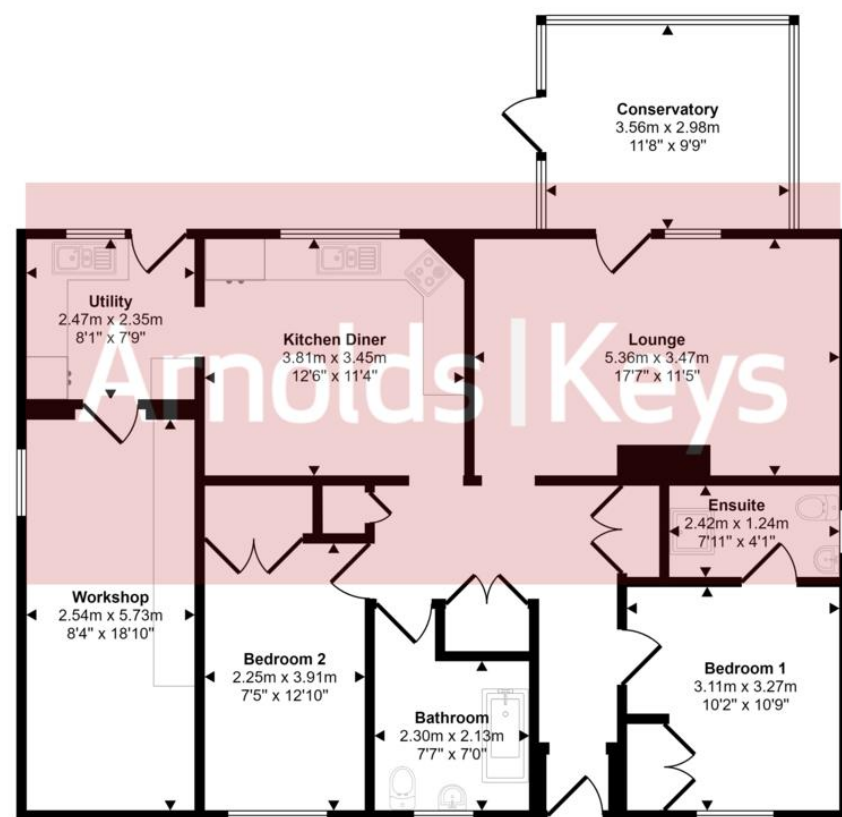




Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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

Approx Gross Internal Area
111 sq m / 1192 sq ft



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.

Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

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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.



16 Orchard Close, Sheringham, NR26 8SX

Guide Price £385,000

Offered with no onward chain is this detached bungalow set in a highly favoured location, just off the Holt Road and within walking distance of the Town centre. The property offers two bedrooms (one with en-suite facilities) a large sitting room and a conservatory at the rear, gas central heating and sealed unit glazing throughout.

The gardens were designed for ease of maintenance but have been neglected in recent months and will just need attention at the rear. The garage has been converted into a workshop/studio but this could easily be reversed if necessary.

- No onward chain
- Highly favoured location
- Two bedrooms (one with ensuite)
- Large sitting room
- Conservatory

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Property Description

ENTRANCE HALL

Part glazed UPVC entrance door, radiator with screen, built in cloaks cupboard, built in airing cupboard, fitted store cupboard.

SITTING ROOM

Two radiators with screens, TV aerial point, central fireplace feature with fitted gas fire, UPVC doors opening to:

CONSERVATORY

Of UPVC construction, wall mounted convector heater, door to rear garden.

KITCHEN/DINING ROOM

Fitted with a modern range of base and wall storage cupboards with laminated work surfaces and complementary tiled splash backs, inset 1 1/2 bowl sink unit, inset four ring electric hob with stainless steel extractor hood above, built in electric cooker, radiator, window to rear aspect, laminate floor. Archway to:



UTILITY ROOM

Further range of matching base and wall storage units, laminated work surfaces, tiled splashbacks, single drainer sink unit, window and door to rear gardens, integrated fridge/freezer, telephone point. Door to:

STUDIO/WORKSHOP

Formerly the garage and with window to the side aspect. Fitted worktop and storage cupboards.

PRINCIPAL BEDROOM

UPVC window to front aspect, radiator with screen, fitted wardrobe cupboard, wall mirror, door to:



ENSUITE

Close coupled w.c., corner wash basin, UPVC window, extractor fan, wall mounted cabinet, shower enclosure with chrome mixer shower, electric shaver light and point, tiled walls, heated towel rail.

BEDROOM 2

UPVC window to front aspect, radiator, fitted double wardrobe cupboard.

BATHROOM

Panelled bath with mixer taps and shower attachment, fitted shower screen, pedestal wash basin, close coupled w.c., UPVC obscure glass window to front aspect. Tiled walls, heated towel rail/radiator.



OUTSIDE

To the front of the property is a brick weave area providing off-road parking, interspersed with a small shrub bed and established conifer. A side access then leads to the fully enclosed rear garden which was arranged for ease of maintenance as a courtyard style to include a patio and a number of established shrubs, but does need some tidying up following some recent lack of maintenance.

AGENTS NOTE

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

