

Arnolds | Keys



5 Champion Way, Sheringham, NR26 8UN

Price Guide £410,000

- No onward chain
- Up to five bedrooms
- Two bathrooms
- Garage
- Flexible accommodation
- Two reception rooms
- Gas central heating
- Conservatory

5 Champion Way, Sheringham NR26 8UN

Offered with no onward chain is this modern detached dwelling located on a popular residential development towards the western outskirts of the Town. The property was constructed by Norfolk Homes Limited and offers nicely proportioned accommodation with the benefit of gas fired central heating.

The property offers flexible accommodation with up to five bedrooms and two bathrooms making it an ideal family home or offering space for those wanting a work from home opportunity.



Council Tax Band: E



ENTRANCE HALL

Part glazed, composite entrance door. Radiator, stairs to first floor with understairs cupboard.

CLOAKROOM

Leaded window to front aspect, close coupled w.c., radiator, wash basin.

OFFICE/BEDROOM 5

Leaded window to front aspect, radiator,

DINING ROOM

Leaded window to front aspect, radiator, archway to:-

KITCHEN

Comprehensive range of original oak faced base and wall units, laminated work surfaces and tiled splashbacks. Inset stainless steel sink unit, built in double oven, four ring gas hob with extractor hood above, provision for dishwasher. Window to rear aspect. Archway to:

UTILITY ROOM

Further range of base and wall cupboards, laminated work surfaces and tiled splashbacks, stainless steel sink unit, provision for washing machine and space for tumble dryer. Wall mounted gas fired boiler providing central heating and domestic hot water. Fire door to garage, part glazed door and window to:

CONSERVATORY

UPVC construction on a single skin brick base, triplex roof and glazed door to rear garden.

LOUNGE

A beautifully light room with window and patio doors opening to rear garden. Central feature fire surround housing living flame gas fire. TV aerial point, glazed door back to hallway.

FIRST FLOOR

LANDING

Built in airing cupboard, access to roof space, radiator.

BEDROOM 1

Leaded window to front aspect, radiator, built in wardrobe with sliding mirror doors. Door to:

ENSUITE

Leaded window to front aspect, radiator, bidet, close coupled w.c., vanity wash basin with cupboards beneath, shower enclosure with mixer shower, part tiled walls.

BEDROOM 2

Leaded window to front aspect, radiator.

BEDROOM 3

Window to rear aspect, radiator.

BEDROOM 4

Window to rear aspect, radiator.

BATHROOM

Panelled bath in tiled and arched recess, vanity wash basin with cupboards beneath, close coupled w.c., window to rear aspect, part tiled walls, wall mounted fan heater.

OUTSIDE

Integral GARAGE: With roller entrance door, fire door to utility room, fitted storage cupboards. Timber GARDEN SHED.

GARDENS

To the front is an open plan garden arranged for ease of maintenance with shingle beds, pathway to entrance door and driveway to garage. There are some established shrub beds too. The enclosed rear garden has a patio which leads to a lawned area with mature shrubs surrounding and providing a degree of privacy.

AGENTS NOTE

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



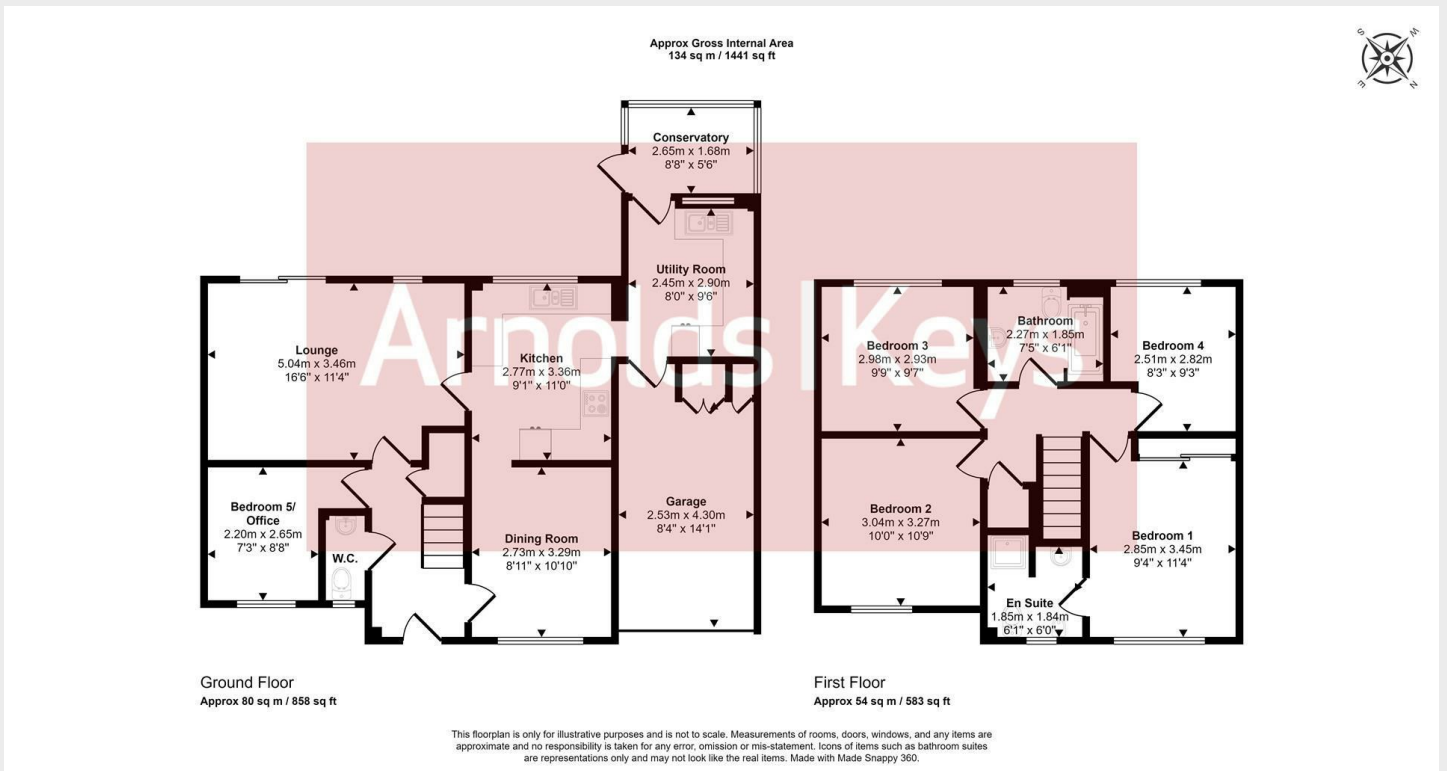


Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

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.