

Arnolds | Keys



30 Holway Road, Sheringham, Norfolk, NR26 8HR

Price Guide £395,000

- Close to town centre
- Three bathrooms
- Dining room
- Gas central heating
- Parking for two cars
- Five bedrooms
- Large family room/kitchen
- Cosy Sitting room
- Westerly facing rear garden
- No onward chain

30 Holway Road, Sheringham NR26 8HR

Located just a short walk from the Town Centre is this large, three-storey property offering adaptable family accommodation of up to five bedrooms and with an excellent shaker styled kitchen/dining room. The property has an enclosed garden and off-road parking at the rear for two cars. The well-presented accommodation has the benefit of full gas fired central heating and UPVC sealed unit windows throughout.

This would provide an excellent family home within walking distance of the shops, beach and transport facilities.



Council Tax Band: C



ENTRANCE HALL

Solid wood entrance door into the hallway, with stairs to first floor, doors to sitting, dining and kitchen rooms, tiled flooring, radiator, ceiling light.

SITTING ROOM

UPVC double glazed bay window to the front, natural pine floorboards. Picture rail, TV point, feature fire place with wooden surround and inset electric fire on a marble hearth.

DINING ROOM

UPVC sealed unit door to rear garden. Carpet, picture rail, feature cast iron surround with open fire. Ceiling light point.

CLOAKROOM

Low level WC, wall mounted wash hand basin, tiled flooring, ceiling light.

KITCHEN/DINING ROOM

Large Kitchen/dining family room, great space to entertain, three UPVC sealed unit windows to the side and rear. Tiled flooring, two radiators, wall mounted gas central heating boiler, space for large table and chairs, range of cream shaker style kitchen base and drawer units with wood effect work surface over, provision for washing machine, tumble dryer, dishwasher, fridge/freezer and dual fuel range cooker, extractor hood above and tiled splashbacks. Butler sink with mixer tap over, matching central island workstation. Inset spot lighting and ceiling light pendant. Door to rear garden.

LANDING

Doors to all rooms and stairs to the second floor landing. Carpet, ceiling light.

BEDROOM ONE

UPVC sealed unit bay window to the front, stained wooden floor boards, two built in wardrobes, ceiling light. Radiator.

BEDROOM TWO

UPVC sealed unit window to the rear, wood effect flooring, ceiling light, alcove with hanging rail and shelving. Radiator.

SHOWER ROOM

UPVC sealed unit window to the rear. Corner shower cubicle with sliding glazed doors. Vanity wash hand basin with storage cupboard beneath. Low level WC. Extensively tiled walls and floors, wall mounted heated towel rail. Ceiling light .

BATHROOM

UPVC sealed unit window to the front. Contemporary wash hand basin with mixer tap and open shelving beneath. Panelled bath with waterfall shower head over, mermaid boarding surrounding. Wall mounted heated towel rail. Laminate wood flooring, ceiling light.

LANDING

Doors to bedrooms and shower room, carpet, ceiling light.

BEDROOM THREE

UPVC sealed unit window to the rear. Carpet, ceiling light. Part restricted head height.

BEDROOM FOUR

UPVC sealed unit window to the front. Carpet, ceiling light, part restricted head height.

BEDROOM FIVE

UPVC sealed unit window to the front, carpet, ceiling light.

SHOWER ROOM

Walk in shower cubicle with tiled walls, wall mounted wash hand basin, low level WC, tiled flooring, velux roof light.

OUTSIDE

Enclosed front garden by low level brick wall and privet hedging with gravel frontage. The rear garden has been arranged for ease of maintenance there is a large paved patio with steps leading to an Astro grass area, all fully enclosed. A gate then leads to the off road parking spaces which are approached via the rear service road.

AGENTS NOTE

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

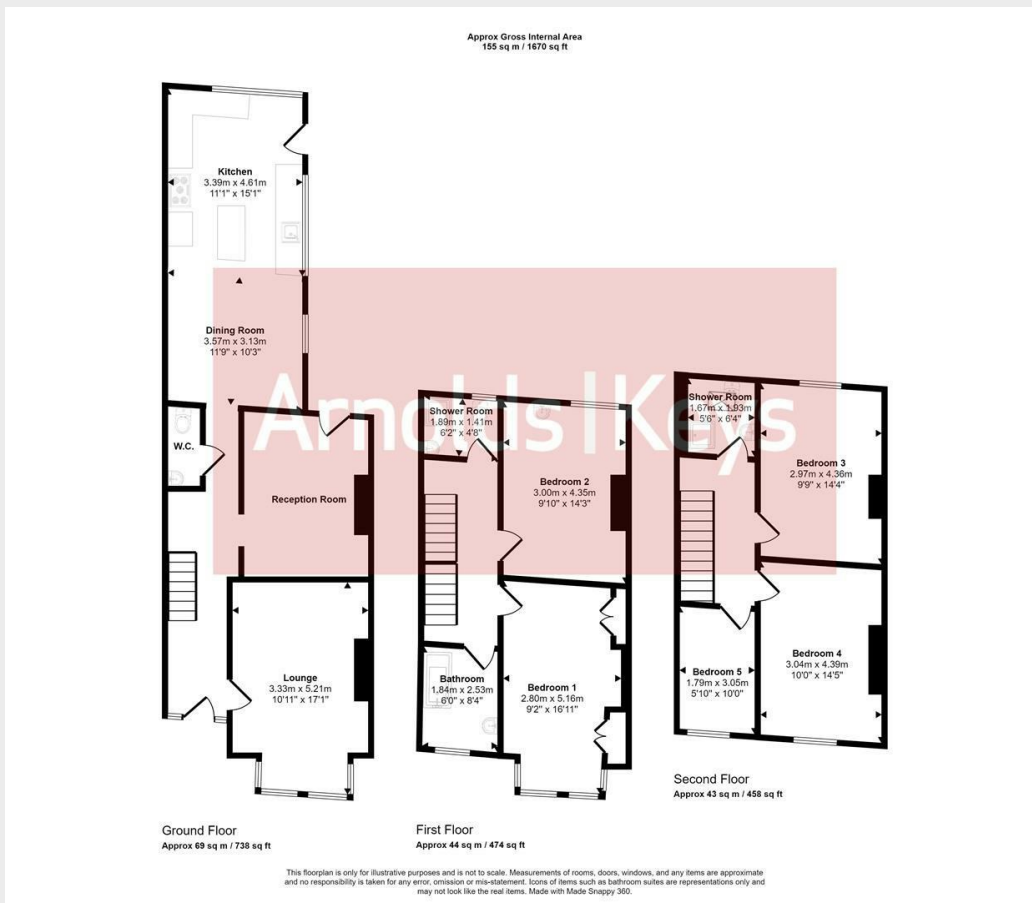


Viewings

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			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.