

# Arnolds | Keys



15 Norfolk Road, Sheringham, NR26 8HJ

Price Guide £450,000

- No onward chain
- Gas central heating
- Three bedrooms
- Some updating required
- Highly favoured location
- South facing garden
- Two bathrooms
- Garage and off-road parking

# 15 Norfolk Road, Sheringham NR26 8HJ

Offered with no onward chain is this individual detached, chalet-style property located in a highly favoured location within easy reach of the Town Centre. The property has been extended at the rear and overlooks a south facing garden. The accommodation has the benefit of gas fired central heating and sealed unit glazing throughout and would benefit from some updating. However properties in this location do not become available often.

Sheringham itself offers a wide range of amenities including an excellent selection of shops, restaurants and both bus and rail services providing easy access to the county capital of Norwich.



Council Tax Band: D



## ENTRANCE PORCH

With part glazed entrance door and side panels.  
Further glazed door opening to:

## ENTRANCE HALL

Radiator, stairs to first floor, built in store cupboard.

## SEPARATE W.C.

Close coupled w.c., window to side.

## BATHROOM

Panelled bath, wash basin, heated towel rail, part tiled walls, window to side.

## LOUNGE

A nicely proportioned room with windows to front and rear, two radiators, twin glazed doors leading to:

## DINING ROOM

An open plan room with two radiators, built in shelved store cupboard, window to side, wall mounted gas fired boiler providing central heating and domestic hot water. Open to:

## KITCHEN

Comprehensive range of base and wall cabinets, laminated work surfaces with tiled splashbacks, window to rear aspect, inset gas hob with double oven beneath and filter hood above. Provision for washing machine, inset sink unit, tiled floor. Serving hatch to:

## GARDEN ROOM

A beautifully light room with large picture window and patio doors to south facing rear aspect, radiator, glazed panel to lounge, sliding door to:

## WET ROOM

Radiator, low level w.c., wash basin, electric shaver light and point, independent electric shower, tiled walls.

## FIRST FLOOR LANDING

Radiator.

## BEDROOM 1

Radiator, window to rear aspect, pedestal wash basin, access to eaves storage area, built in shelved store cupboard. Sliding door to:

## ENSUITE

Close coupled w.c., tiled shower cubicle with independent electric shower.

## BEDROOM 2

Radiator, two aspects to rear and side with views to

the Coast in the distance. Access to eaves storage area.

## OUTSIDE

The property is approached over a tarmac driveway providing ample parking with a lawned area to the side with ornamental fish pond. Attached to the property is a brick built GARAGE. The rear garden is fully enclosed and has a raised patio and further lawned area. There is an outbuilding attached to the rear of the garage and an aluminium GREENHOUSE.

## AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band D. There are 14 photovoltaic panels on the rear aspect.




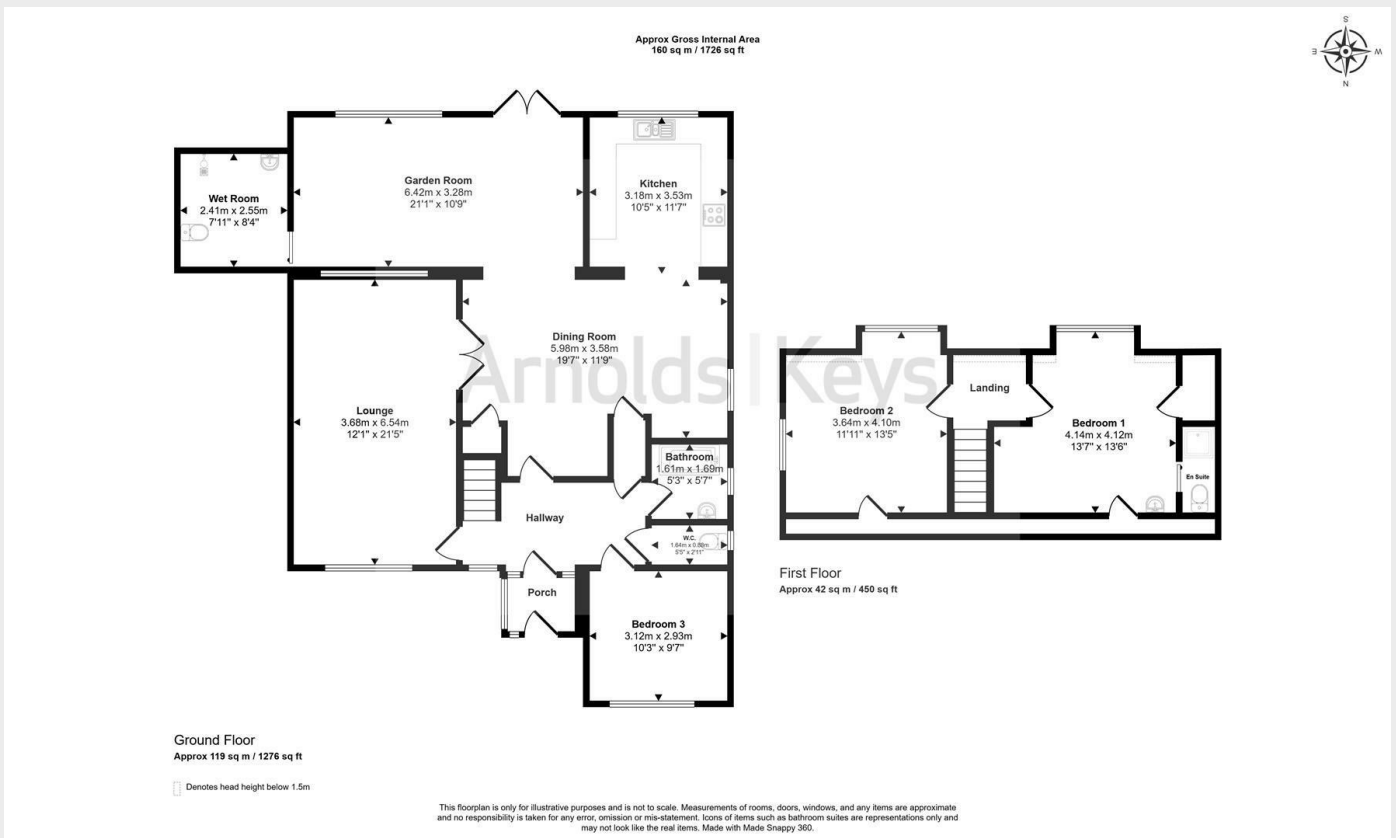


## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	<b>75</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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, 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

