PRICE GUIDE

£500,000

The Rise, Sheringham, NR26 8QA

Arnolds | Keys

THE PROPERTY

15 The Rise, Sheringham, NR26 8QA

A great opportunity to acquire a detached family home in a sought after location. Located South of the Town Centre and walking distance to the beach and local amenities.

The property has recently been refurbished and offers four bedrooms, three bathrooms, two reception rooms, superbly designed kitchen, and conservatory. Also having the added bonus of off road parking and enclosed garden. An ideal family home and one not to be missed.

Offered with no onward chain and located in a highly favoured residential location, just south of the Town Centre and within walking distance of the beach.

4 3 2 D E

THE DETAILS

Property Details

ENTRANCE PORCH
With part glazed solid wood door opening to:

RECEPTION HALL
Staircase to first floor, large understairs storage cupboard. Pamment tiled flooring, window to front aspect.

LOUNGE
Cosy lounge with UPVC window to side aspect, carpet, ceiling light, marble fire place, decorative tiling to the sides, inset coal effect gas fire. Radiator. Arch opening to:

CONSERVATORY
Low brick wall with UPVC double glazed windows to the sides and rear and French doors opening into the garden, polycarbonate roof with ceiling light and carpet.

KITCHEN
A stunning modern kitchen in a light sage green, with a range of base units, bin storage and drawer units, granite white work surface over and inset sink with mixer tap, inset electric hob with extractor hood above, built in cooker, matching wall cupboards with underlighting. Alcove with matching range of units and under lighting. Fireplace opening with free standing electric Rayburn in forest green colour. Brick slip tiled splashbacks, pamment tiled flooring, ceiling light and UPVC double glazed window to the rear along with French doors opening onto the patio and garden. Off the kitchen there is a door to the utility/shower room and opening to:

DINING ROOM
A lovely bright room with UPVC double glazed window to the front aspect, polished original floorboards, radiator, TV point, ceiling light, picture rail and feature brick fireplace with open fire with wooden mantle over, door to hallway and bedroom/home office.

SHOWER/UTILITY ROOM
Shelving for washing machine and tumble dryer, wall mounted sink, low level WC, walk in shower cubicle with waterfall shower head. Tiled flooring and inset spot lighting.

HOME OFFICE/BEDROOM FIVE
UPVC double glazed window to the front and side aspect. Ceiling light, radiator, tiled flooring.

LANDING
UPVC double glazed window to the side, carpet, ceiling light, doors to bedrooms and bathroom. Large storage cupboard with wall mounted gas central heating boiler.

PRINCIPLE BEDROOM
UPVC double glazed window to the front aspect. Carpet, radiator, ceiling light, door to large walk in cupboard with round port hole window to the front. Picture rail, folding doors to

ENSUITE SHOWER ROOM
Walk in shower cubicle with glazed screen, vanity wash hand basin with storage cupboard beneath and mixer tap over with mirror/light above, low level WC, wall mounted heated towel rail, wood effect vinyl flooring. Ceiling light and extractor fan.

BEDROOM TWO
Double room with sea views in the distance. UPVC double glazed window to the rear and side, carpet, radiator and feature brick fireplace. Ceiling light.

BEDROOM THREE
Double bedroom with UPVC double glazed window to the rear, carpet, radiator and ceiling light.

FAMILY BATHROOM
Obscure double glazed window to the side, panelled bath with brushed gold shower and taps over. Wall mounted brushed gold heated towel rail. Modern vanity unit with inset ceramic sink and mixer tap, storage cupboards beneath, closed couple WC, tiled walls, wall mounted mirror with touch light and ceiling light.

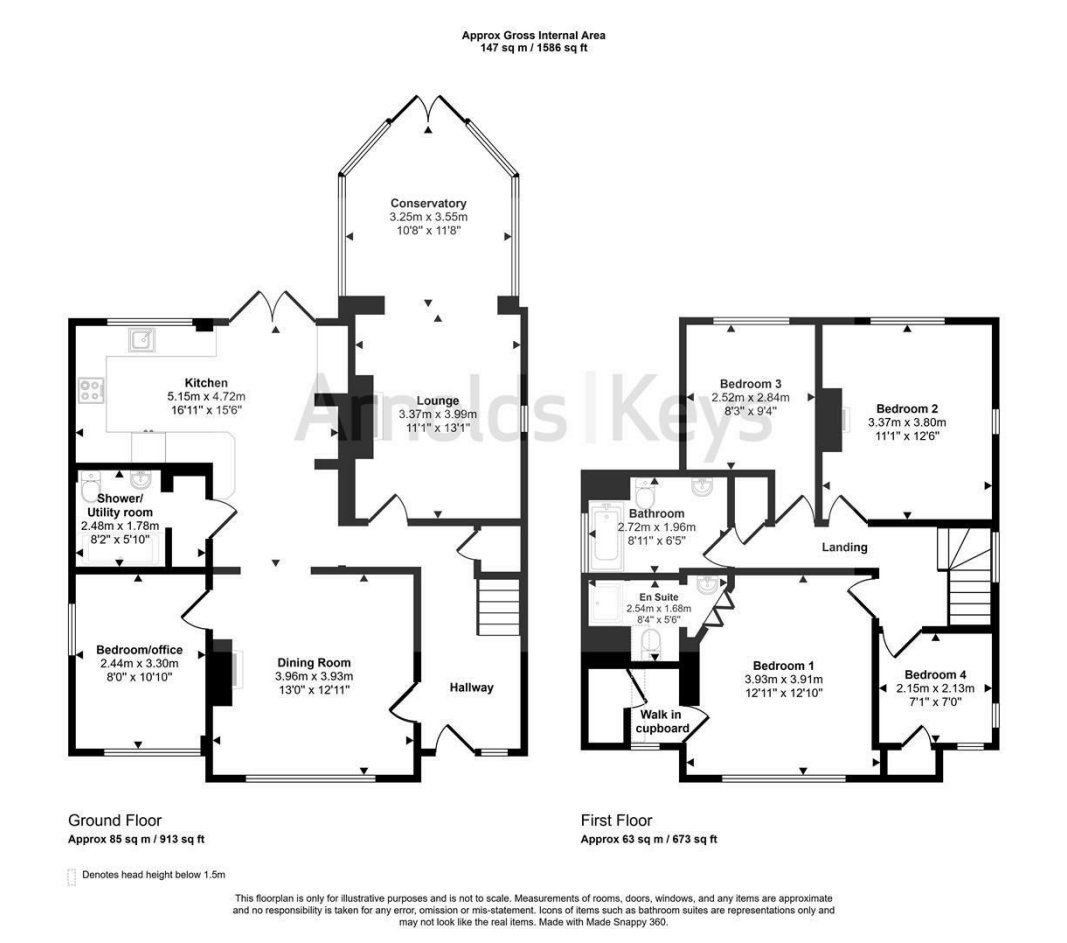
BEDROOM FOUR
UPVC double glazed window to the front aspect, carpet, radiator.

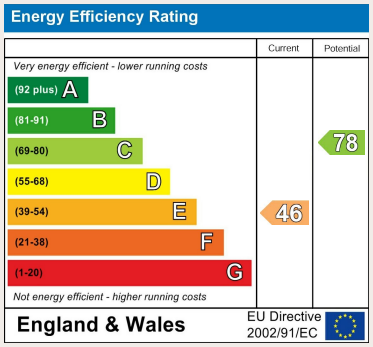
OUTSIDE
The property is approached over a hard standing area with parking for approximately three cars. Small lawn area, footpath and access through two gates leading round both sides of the property to the rear garden. The rear garden has a large garden shed, patio area with outside lighting, step down to the enclosed garden which is mainly laid to lawn and mature flowerbed borders.

AGENTS NOTE
This is a Freehold property, all mains services are connected to include, gas, electricity, water, mains drainage and sewerage. It has a council band tax D.

Location

Sheringham is a charming seaside town on the north Norfolk coast, famous for its beautiful beach, traditional character and stunning coastal scenery. The town has a lively atmosphere, with independent shops, cafés and restaurants lining its streets. Sheringham's sandy beach is popular with visitors who enjoy swimming, walking and relaxing beside the sea. The town is also home to the Sheringham Museum, which explores the area's rich fishing and maritime history. One of its most popular attractions is the North Norfolk Railway, where steam trains travel between Sheringham and Holt through picturesque countryside.





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