

# Arnolds | Keys



41 Abbey Park, Beeston Regis, Sheringham, NR26 8SR

Price Guide £340,000

- No onward chain
- Gas central heating
- Large lounge with three aspects
- Close to Beeston Common
- Easy to manage corner plot
- Three bedrooms
- Garage and off-road parking
- UPVC sealed unit glazing

# 41, Abbey Park, Beeston Regis, Sheringham NR26 8SR

Offered with no onward chain is this generously proportioned detached bungalow occupying an easy to manage corner plot on this popular residential development. Abbey Park is located in Beeston Regis and is approximately a mile from the centre of Sheringham. A regular bus service passes along the Coast Road and attractive walks may be enjoyed over the adjacent Beeston Common.

The property has the benefit of gas fired central heating and a conservatory at the rear adds to the accommodation.



Council Tax Band: C



## ENTRANCE PORCH

Of UPVC construction, security light, part glazed door and side panel opening to:

## ENTRANCE HALL

Radiator, access to loft space, built in boiler cupboard housing gas fired boiler providing central heating and domestic hot water, further coats cupboard.

## LOUNGE

A bright room with three aspects to front and sides, provision for TV, radiator, timber and marble effect fire surround with fitted gas fire.

## KITCHEN

Comprehensive range of light oak base and wall cabinets, laminated work surfaces, tiled splashbacks, inset stainless steel sink unit, provision for washing machine, point for electric cooker with filter hood above, service meter cupboard, part glazed door and window to side aspect, tiled floor.

## BEDROOM 3/DINING ROOM

Radiator, sliding patio doors to:

## CONSERVATORY

Of UPVC construction on brick base with tiled floor and door to rear garden.

## SHOWER ROOM

Corner shower enclosure with electric shower unit, pedestal wash basin, window to side aspect, fully tiled walls and floor.

## SEPARATE W.C.

Low level suite, window to side aspect, part tiled walls.

## BEDROOM 1

Radiator, window to front aspect.

## BEDROOM 2

Radiator, window to side aspect.

## OUTSIDE

Brick built GARAGE: With up and over door, personal side door, electric light and power. Timber SUMMER HOUSE.

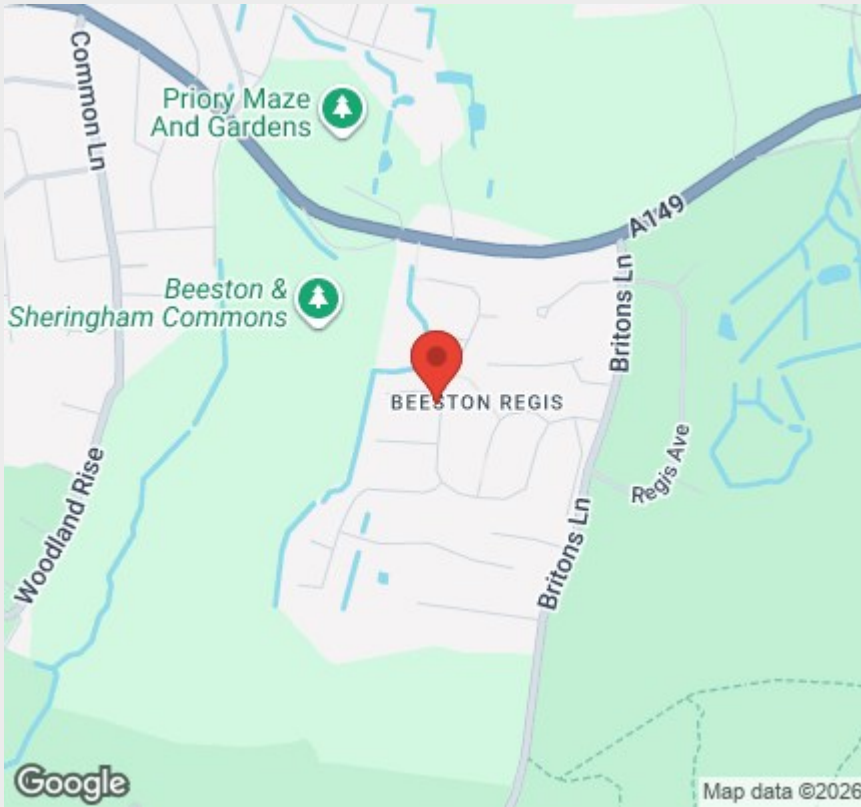
## GARDENS

The property stands on a generous corner plot which has been arranged for ease of maintenance with shingled beds and raised planters. There is a dropped kerb with driveway leading to the garage and a second parking space to the side. The rear garden is fully enclosed and arranged as a terraced courtyard.

## AGENTS NOTE

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






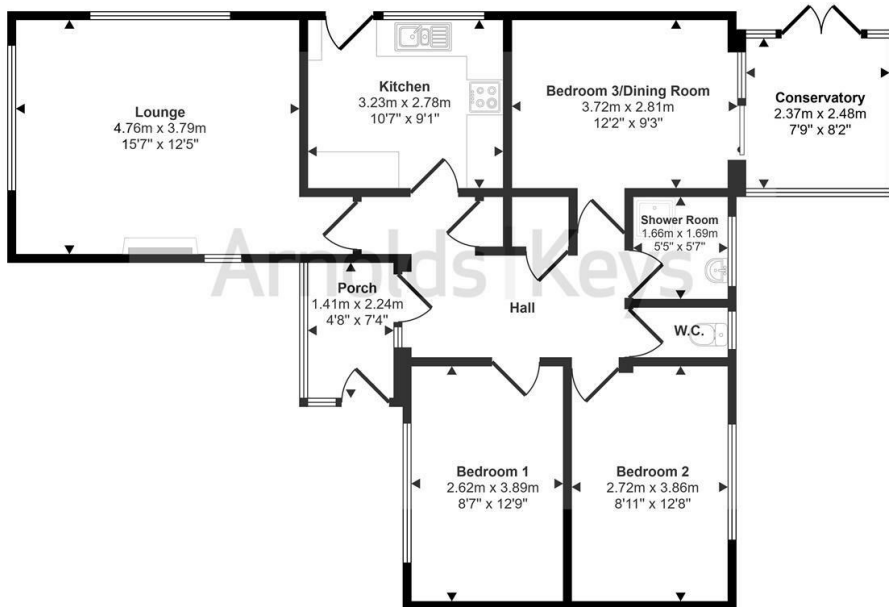
## Viewings

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) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>83</b>
(69-80) <b>C</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 	

Approx Gross Internal Area  
88 sq m / 943 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.

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.

