

Arnolds | Keys



56 Campion Way, Sheringham, NR26 8UN

Price Guide £395,000

- No onward chain
- Gas central heating
- Beautifully presented
- Additional off-road parking space
- Three Bedrooms (one with ensuite)
- Cul-de-sac setting
- Large kitchen/dining room
- Enclosed, part-walled garden

56, Campion Way, Sheringham, NR26 8UN

Offered with no onward chain is this modern detached bungalow located towards the end of a cul-de-sac on this popular and established residential development. This property has been a holiday home since it was first purchased in 1995 and is beautifully presented throughout. The accommodation is in its original specification and is nicely proportioned offering three bedrooms, one with ensuite facilities.

Gas central heating is installed throughout and the property has the original sealed unit glazing. The property has a garage and an additional off-road parking space which is ideal for a second car or motorhome.



Council Tax Band: D



ENTRANCE PORCH CANOPY

With part glazed entrance door and leaded side panel leading to:

ENTRANCE HALL

Built in coats cupboard, built in airing cupboard with lagged cylinder, access to roof space.

LOUNGE

Wide bay window to front aspect, timber and marble fire surround, two wall light points, provision for TV, radiator, two glass panelled doors to:

DINING AREA

Radiator, patio doors to rear garden, open plan to:

KITCHEN AREA

Fitted with a comprehensive range of light oak faced base and wall cabinets with laminated work surfaces with complimentary tiled splashbacks. Inset gas hob with filter hood above, integrated double oven, inset sink unit, provision for washing machine and dishwasher, space for under counter fridge. Window and part glazed door to rear. Fire door to Garage.

PRINCIPAL BEDROOM

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

ENSUITE

Fully tiled shower enclosure with mixer shower, pedestal washbasin, close coupled w.c., radiator, part tiled walls, extractor fan.

BEDROOM 2

Radiator, window to rear aspect.

BEDROOM 3

Radiator, window to rear aspect.

BATHROOM

Panelled bath in arched alcove with mixer tap and shower attachment, vanity wash basin with cupboards beneath, close coupled w.c., radiator, part tiled walls, window to side aspect.

OUTSIDE

Integral GARAGE: With up and over door, fire door to kitchen, wall mounted gas boiler providing central heating and domestic hot water. Electric light and power point.

GARDENS

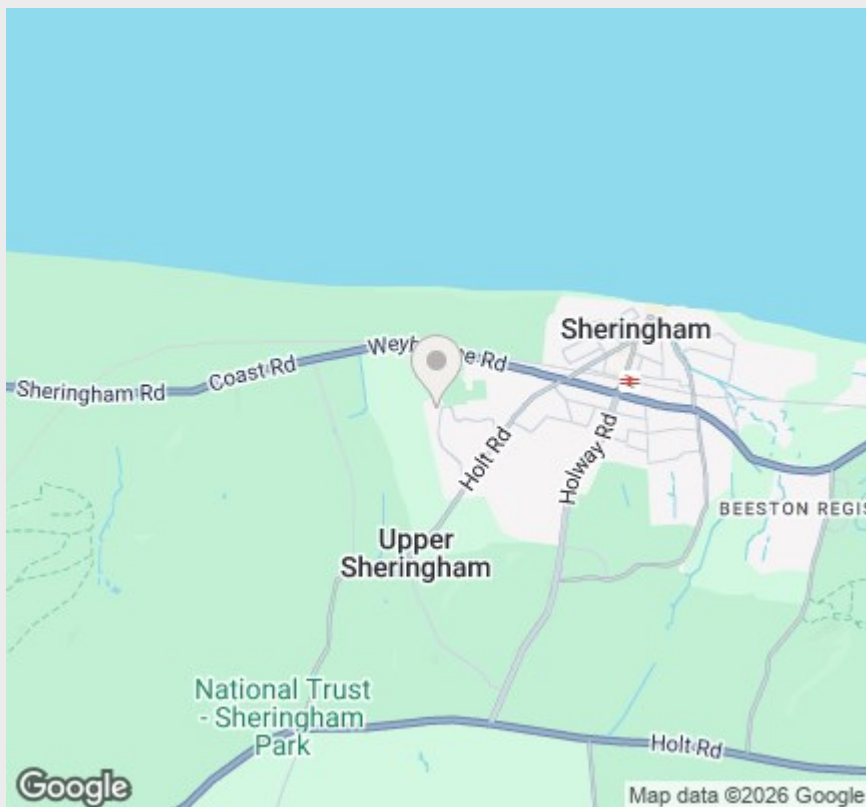
To the front of the property is a brick weave driveway leading to the garage and providing an off-road parking space. There is an open plan lawned front

garden with established shrub planting. There is also an additional off-road parking space to the side with a gated access. The rear garden is partly walled and fully enclosed. There is a paved patio area and further lawn with additional shrubs to the borders. There is a small timber STORE.

AGENTS NOTE

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





Viewings

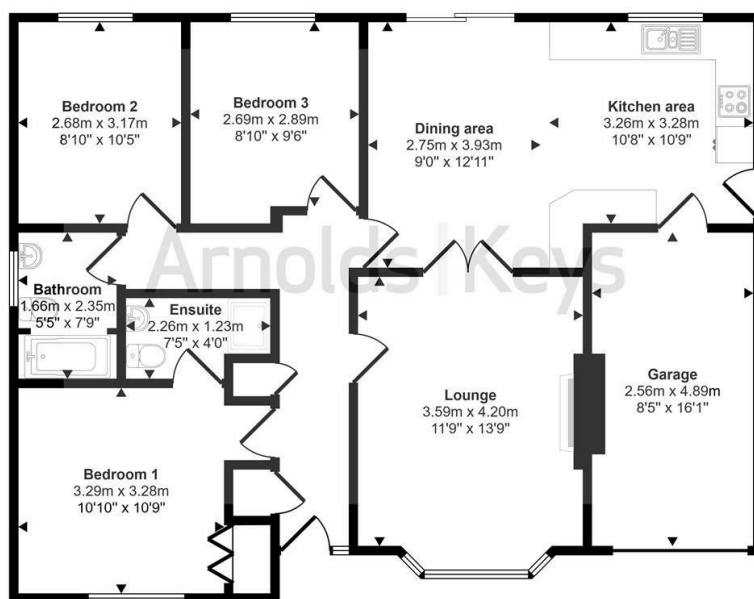
Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Internal Area
102 sq m / 1101 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.



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