

# Arnolds | Keys



16 Abbey Park, Beeston Regis, Sheringham, NR26 8SP

Price Guide £350,000

- No onward chain
- Two bathrooms (including ensuite)
- Beautifully presented
- Ready to move into
- Three bedrooms
- Gas central heating
- Attractive, enclosed rear garden
- Conservatory at rear

# 16 Abbey Park, Beeston Regis, Sheringham NR26 8SP

Offered with no onward chain is this beautifully presented, detached bungalow located on this popular residential development in Beeston Regis, itself just a mile from Sheringham town centre. The accommodation has been re-modelled in recent years and now provides three bedrooms, two bathrooms (one ensuite) and a conservatory which overlooks the neatly presented rear garden.

The accommodation has the benefit of full gas fired central heating and sealed unit glazing throughout and represents a lovely property for those seeking a bungalow ready to move into.



Council Tax Band: C



## ENTRANCE PORCH CANOPY

With part glazed, composite entrance door opening to:

## ENTRANCE HALL

Radiator, access to roof space, range of storage cupboards including one with wall mounted gas boiler providing central heating and domestic hot water, another with provision for tumble dryer.

## LOUNGE/DINING ROOM

Part glazed door from hallway, large picture window to front aspect, second high level window to side, two radiators, provision for TV.

## KITCHEN

Fitted with a contemporary range of high gloss base and wall cabinets with laminate work surfaces and metro tiled splashbacks, window to rear aspect, inset stainless steel sink unit, provision for gas cooker, washing machine and dishwasher, small breakfast bar, space for fridge/freezer, part glazed door to side.

## BATHROOM

Panelled bath with shower attachment and glazed screen, vanity wash basin with cupboards and drawers beneath, close coupled w.c., two windows to side aspect, large chrome heated towel rail.

## BEDROOM 1

Window to front aspect, radiator.

## BEDROOM 2

Window to rear aspect, radiator, door to:

## ENSUITE

With independent electric shower unit, vanity wash basin, close coupled w.c. wall mirror.

## BEDROOM 3

Part glazed door from hallway, radiator, provision for TV, sliding doors to:

## CONSERVATORY

A beautiful addition to the property with glass roof and doors opening to the rear garden.

## OUTSIDE

Brick built GARAGE: With up and over door, personal rear door. Attached WORKSHOP.

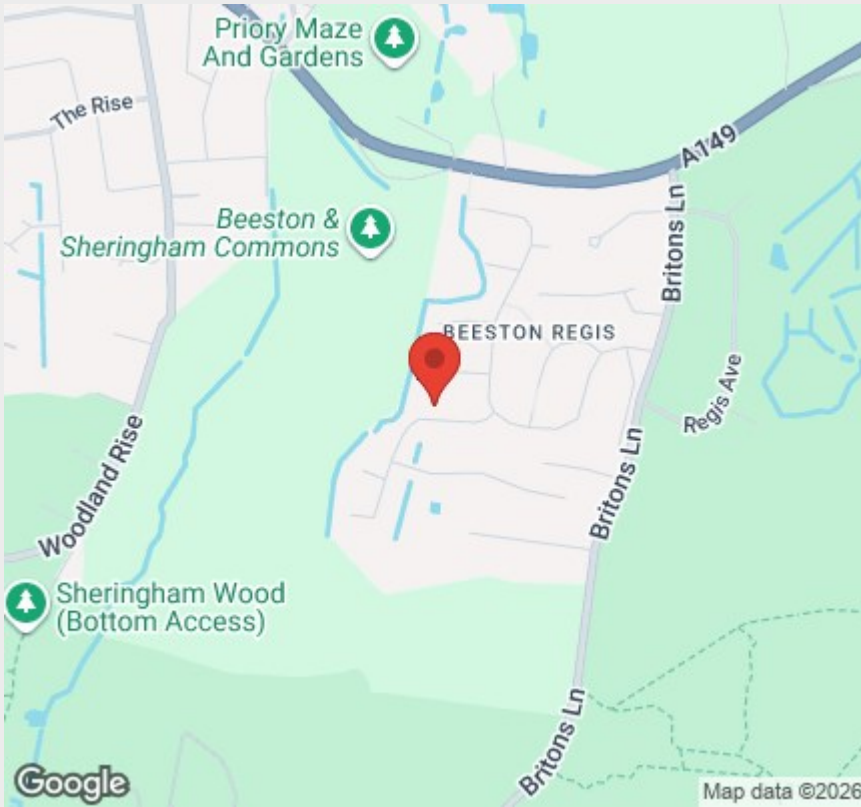
## GARDENS

To the front of the property is a concrete strip drive way leading to the garage, a paved patio area and a lawn with established shrub planting. A side access leads to the fully enclosed rear garden which also has a patio area, additional lawned section with further colourful shrubs and plants surrounding.

## AGENTS NOTE

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



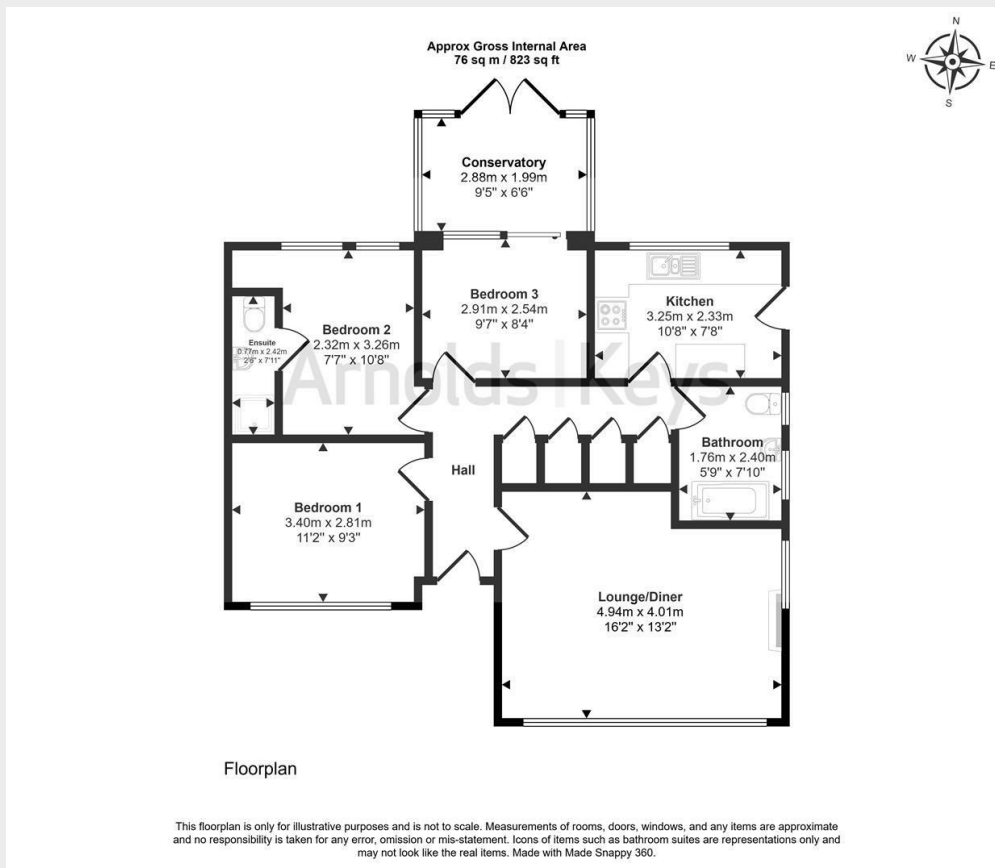


## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>	<b>65</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.

