



1b Knowle Road, Sheringham, NR26 8PX

Price Guide £395,000

- No onward chain
- Three bedrooms
- Gas central heating
- Walking distance of Town Centre
- Favoured cul-de-sac location
- Two reception rooms
- Easy to manage gardens
- Some updating required

1b, Knowle Road, Sheringham, NR26 8PX

Offered with no onward chain is this detached, chalet-style property located just south of the Town Centre in a highly favoured cul-de-sac setting. The property offers deceptively well-proportioned accommodation offering three bedrooms and two reception rooms. The accommodation has the benefit of gas fired central heating and sealed unit glazing throughout. The property also stands in gardens that have been arranged for ease of maintenance.

Sheringham itself offers an excellent selection of shops and restaurants, a wonderful sandy beach and both bus and rail services which provide easy access to the city of Norwich.



Council Tax Band: D



ENTRANCE HALL

Part glazed composite entrance door and window to front aspect, radiator, open tread natural wood staircase to first floor, glazed panel and door to:

LOUNGE AREA

A light room with windows to front and side aspect, radiator, York Stone chimney breast with open fire and stone hearth. Provision for TV, open plan design leading to:

DINING AREA

With window to rear aspect, radiator, door leading to:

KITCHEN

Fitted with a range of shaker-style base and wall cabinets with laminated worksurfaces and tiled splashbacks. Provision for dishwasher, point for gas cooker, space for fridge/freezer, radiator, window to rear aspect. Door to:

UTILITY ROOM

Part glazed door and window to rear, further fitted cabinets with laminated work surface, wall mounted gas boiler providing central heating and domestic hot water, provision for washing machine and tumble dryer, radiator. Ceiling airer.

BATHROOM

Panelled bath with mixer shower and screen above. Vanity wash basin with cupboards beneath, close coupled w.c., part tiled walls, heated towel rail, window to side aspect.

BEDROOM 3

Window to side aspect, radiator.

FIRST FLOOR

LANDING

Window to rear aspect with views to the coast in the distance. Fitted store cupboard.

BEDROOM 1

Window to front aspect, radiator.

BEDROOM 2

Window to rear aspect with views to the coast in the distance, radiator.

SEPARATE W.C.

Pedestal wash basin, close coupled w.c., window to side aspect, access to eaves.

OUTSIDE

Attached, brick built GARAGE: With up and over door,

personal side door, electric light and power points, including an external power point. Outside tap. Small aluminium and glass GREENHOUSE. FUEL BUNKER.

GARDENS

The property is approached over a concrete strip driveway leading to the garage and providing additional off-road parking. The walled front garden has been arranged for ease of maintenance with paving interspersed with established shrubs and plants. The rear garden is fully enclosed and similarly arranged in a courtyard style with further stocked flower beds and borders.

AGENTS NOTE

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



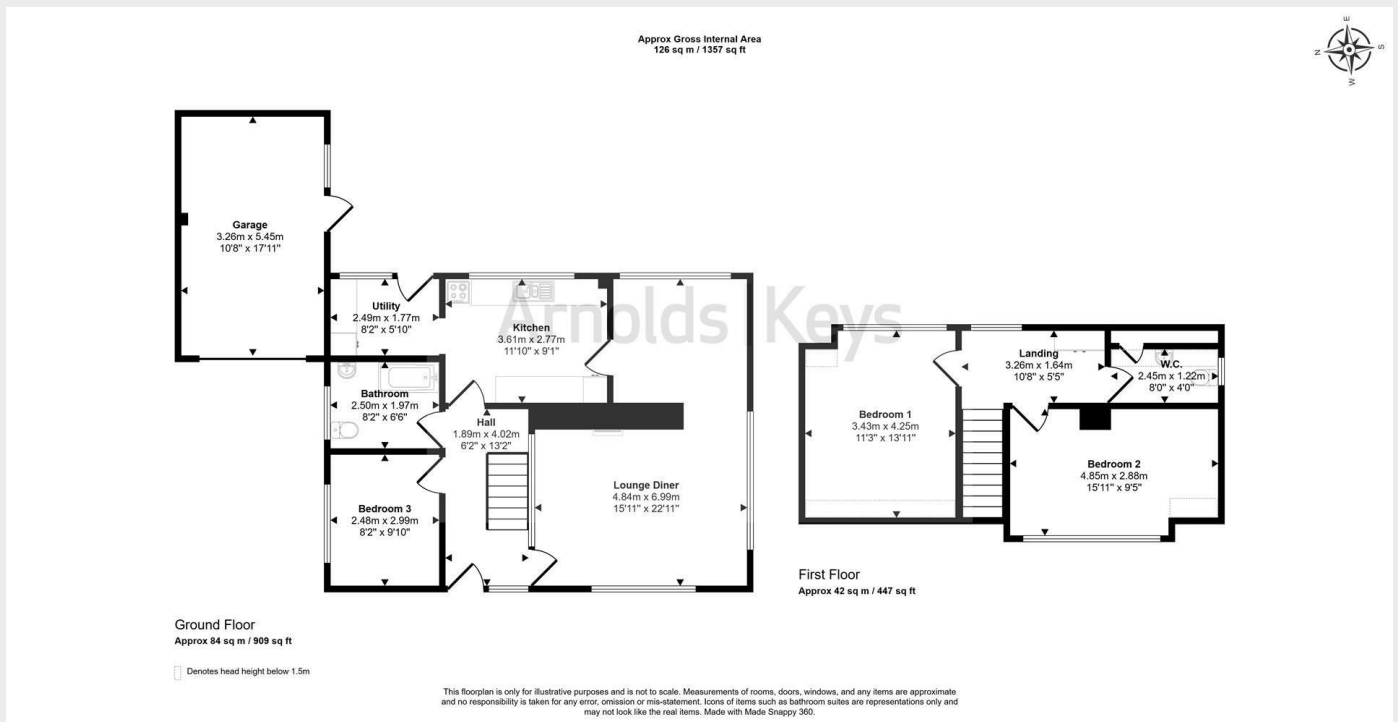


Viewings

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		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.