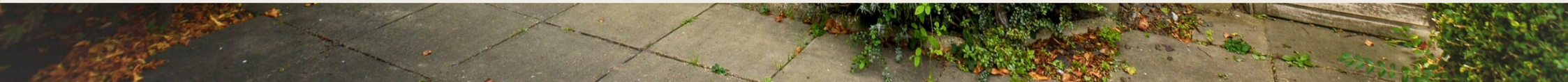


PRICE GUIDE

£375,000

Morris Street, Sheringham, NR26 8JY

Arnolds | Keys









THE PROPERTY

9 Morris Street, Sheringham, NR26 8JY

Set in the heart of the Town, just a short walk from the beach and shops, is this delightful, semi-detached property offering beautifully proportioned, characterful accommodation arranged over two floors. The accommodation has the benefit of gas fired central heating and offers three bedrooms and three bathrooms; one of which is an ensuite.

Morris Street itself is an established residential area renowned for its Edwardian architecture and proximity to local amenities, making it an ideal location for both permanent or holiday use.

Offered with no onward chain and set in the heart of the Town makes this an ideal opportunity for those seeking a home close to the seaside.

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THE DETAILS

Property Details

ENTRANCE PORCH
With part glazed, composite entrance door opening to:

ENTRANCE HALL
Service meter cupboard, stairs to first floor, radiator. Large understairs storage cupboard.

LOUNGE
Wide bay window to front aspect, period-style fireplace with tiled hearth, provision for TV, radiator, wall-mounted electric heater.

DINING ROOM
Fully glazed French doors to rear aspect, radiator, ornate archway leading to:

KITCHEN/BREAKFAST ROOM
Fitted with a comprehensive range of high gloss, base and wall cabinets with laminated work surfaces and tiled splashbacks. Small breakfast bar, range-style, dual fuel stove with stainless steel filter hood above, inset stainless steel sink unit, provision for dishwasher, radiator, two windows to rear aspect, tiled floor, twin glazed doors opening to:

UTILITY ROOM
Window to rear aspect, further range of cabinets with wooden work surface, tiled splashbacks and inset Belfast sink. Provision for washing machine, fitted full-height cupboard, tiled floor.

LOBBY
Tiled floor, composite door to rear garden.

WET ROOM
Fully tiled walls and floor, close coupled w.c., pedestal wash basin, mixer shower unit, heated towel rail, wall mounted fan heater, wall mirror.

LANDING
Access to roof space.

BEDROOM 1
A beautifully light room with two windows to the front, south facing aspect, radiator. Door to:

ENSUITE
Close coupled w.c., pedestal wash basin, tiled shower enclosure with mixer shower, chrome heated towel rail, tiled floor and part tiled walls, wall mirror.

BEDROOM 2
Window to rear, radiator, period fireplace.

BATHROOM
Panelled bath with mixer tap and shower spray, pedestal wash basin, close coupled w.c., radiator, part panelled walls, two windows to side aspect.

BEDROOM 3
Radiator, window to rear aspect, access to loft space with gas boiler providing central heating and domestic hot water.

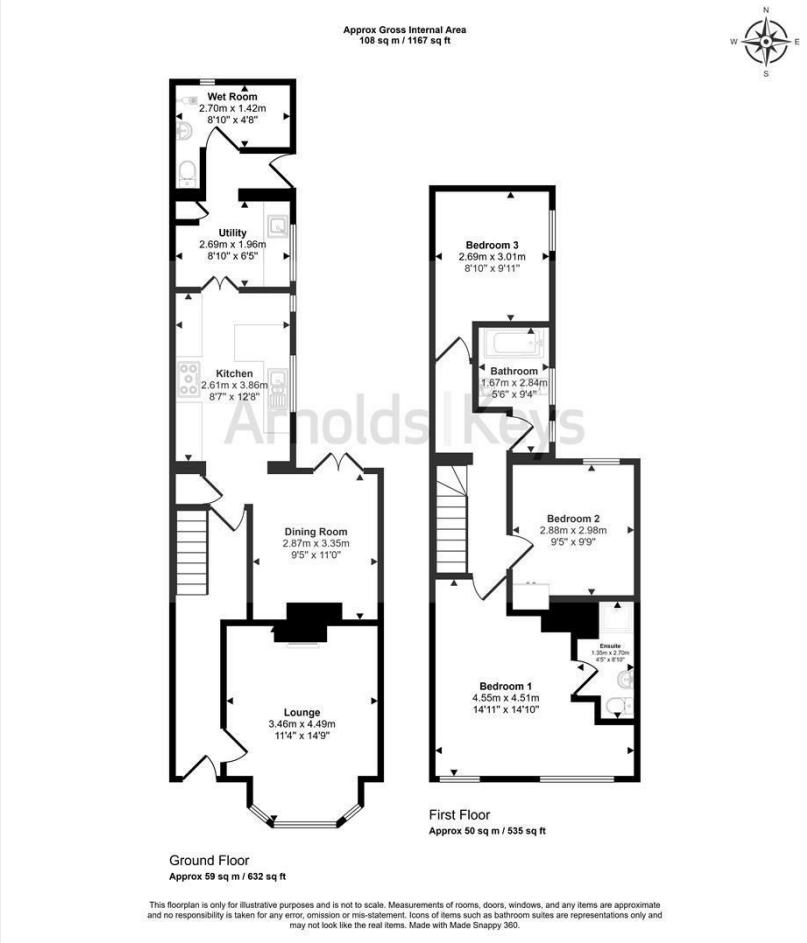
OUTSIDE
To the front of the property is a walled garden area, paved for ease of maintenance. A gate then provides access to the fully enclosed rear garden which is arranged in a courtyard style with a paved patio, established shrub planting, timber GARDEN STORE and gate to pedestrian access at the rear.

AGENTS NOTE
The property is freehold, has all mains services connected and has a Council Tax rating of Band C. As this is a currently holiday let, viewings may only be conducted on changeover days, please call the office in order to arrange a mutually suitable time.



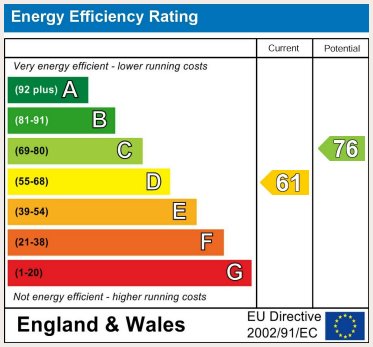
Location

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.











Contact Us

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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