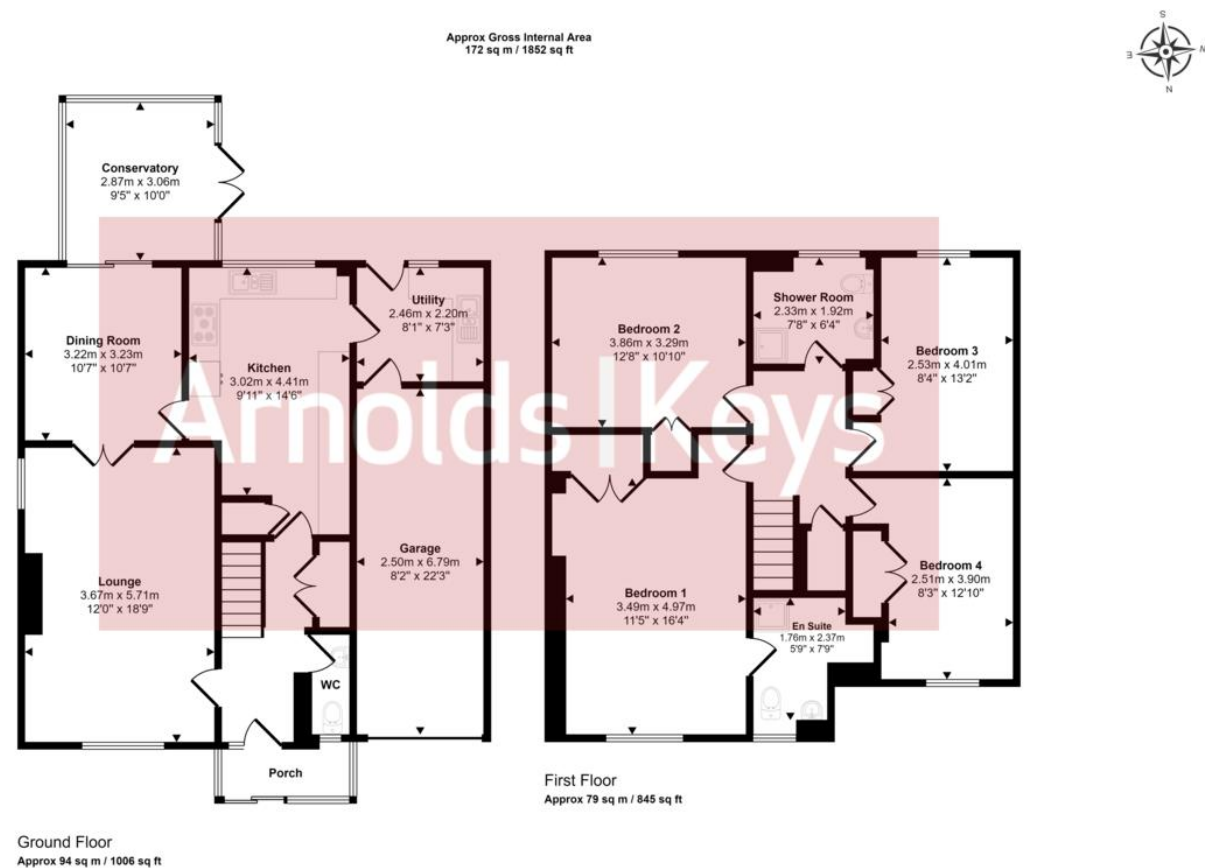




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



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.



49 Champion Way, Sheringham, NR26 8UN

Guide Price £460,000

With views to the sea from the first floor, this property is ideally located on this residential development towards the outskirts of the Town. This executive style home offers beautifully presented accommodation with four bedrooms and two bathrooms. There is a large conservatory at the rear too.

The well-proportioned accommodation has the benefit of full gas fired central heating and sealed unit glazing throughout. The Town Centre, offering an excellent range of shops and restaurants is about a mile distant.

- Views to the sea and Golf Course
- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Conservatory

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Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

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County 01263 738444
City 01603 620551
Coastal 01263 822373

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



Property Description

ENTRANCE PORCH

UPVC sliding door, further part glazed door and side panel opening to:

ENTRANCE HALL

Radiator, tiled floor, stairs to first floor, double fitted cloaks cupboard.

CLOAKROOM

Close coupled w.c., wash basin with tiled splashbacks, radiator.

SITTING ROOM

Two aspects to front and side, central feature fireplace with point for live coal gas fire. TV aerial point, two radiators. Two glazed doors opening to:

DINING ROOM

Radiator, sliding doors opening to:

CONSERVATORY

A lovely addition to the ground floor accommodation and with fitted window and roof blinds. Doors to rear garden.



KITCHEN/BREAKFAST ROOM

Approached from the hall and dining room and fitted with a comprehensive range of base and wall cupboards, laminated work surfaces, tiled splashbacks, inset electric hob with extractor hood above, built in double oven, 1 1/2 bowl sink unit, provision for dishwasher. Radiator. Door to:

UTILITY ROOM

Wall mounted gas boiler providing central heating and domestic hot water, further range of base and wall cupboards, provision for washing machine and tumble drier, part glazed door and window to rear. Fire door to Garage.

FIRST FLOOR

LANDING

Radiator, built in airing cupboard with pre-lagged cylinder, access to roof space.

BEDROOM 1

Two arched alcoves, built in wardrobe cupboard with sliding mirror doors, radiator. Window to front aspect with views to the sea and golf course. Door to:

ENSUITE

Close coupled w.c., pedestal washbasin, heated towel rail/radiator, corner shower enclosure with mixer shower. Tiled walls and floor.

BEDROOM 2

Window to rear aspect, radiator, built in wardrobe cupboard with folding mirror doors.

FAMILY BATHROOM

Recently re-fitted in a contemporary style with a double width, level entry shower cubicle with mixer shower, radiator, concealed cistern w.c., vanity washbasin with cupboards beneath, window to rear.



BEDROOM 3

Window to rear aspect, radiator, built in wardrobe cupboard with folding mirror doors.

BEDROOM 4

Window to front aspect with views to the sea and golf course, double built in wardrobe, radiator.



INTEGRAL GARAGE

With up and over door, electric lights and power points, fire door to Utility Room.

GARDENS

To the front of the property is a wide brick eave driveway providing ample off-road parking. To the side of this is a lawned area with planted borders. A side access leads to the fully enclosed rear garden which is also lawned and with established planting to the borders. There is a paved patio area immediately behind the property and approached from the conservatory.

AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax rating of Band E. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

