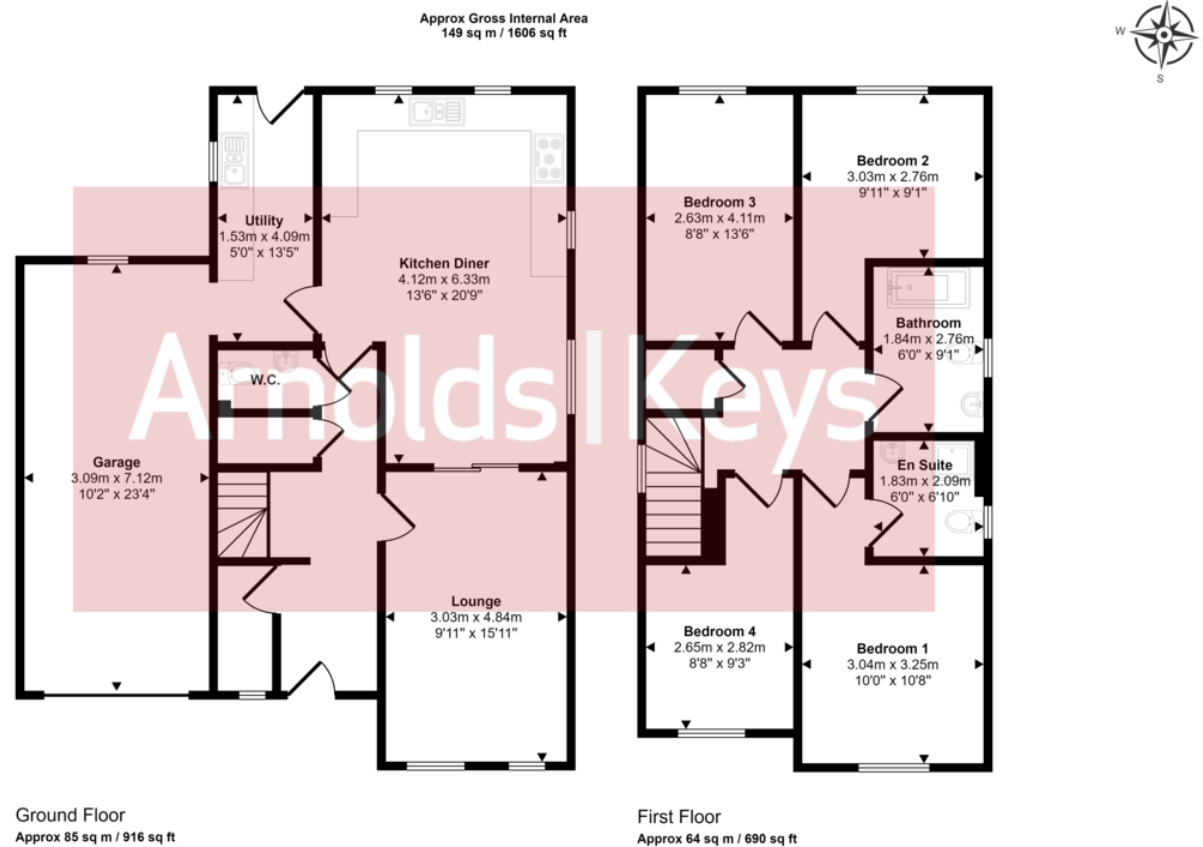




EPC graph to be inserted here when available.



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.

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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 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.



## 48 Seaview Crescent, Sheringham, NR26 8XR

**Guide Price £485,000**

Nearing completion is this detached four-bedroom family home built by Peart and Barrell, local builders of high repute with a reputation for traditionally built properties. This property has gas central heating throughout and has a principal bedroom suite with shower room. The property enjoys a southerly aspect at the front and stands in a generous plot.

Seaview Crescent is a modern development just south of the Town Centre, close to local schools and a convenience store. The main Town Centre is approx. 3/4 mile distant.

- New build
- Individual design
- Gas underfloor heating (ground floor)
- Four bedrooms
- En-suite shower room

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## Property Description

### ENTRANCE HALL

With modern composite, part glazed entrance door. Turning staircase to first floor with understairs recess, two large built in storage cupboards, one with window to front aspect.

### CLOAKROOM

Contemporary suite of close coupled w.c. and vanity wash basin with cupboard beneath and tiled splashback.

### LOUNGE

With two full length windows to front, south facing aspect, provision for wall-mounted TV, sliding doors opening to:

### KITCHEN/DINING ROOM

A beautifully proportioned room fitted with an excellent range of high gloss base and wall storage units incorporating a built in electric double oven, electric hob and stainless steel extractor above. Inset 1 1/2 bowl sink unit, laminated work surfaces and metro tiled splashbacks.



The floor is tiled and there are two aspects allowing the light to flood in. There is ample space for dining and there are doors to both the hallway and:-

### UTILITY ROOM

Also fitted with a matching range of high gloss units, worktops and metro tiling. The floor is tiled and there is a part glazed door to the rear. There is provision for washing machine and tumble dryer. A fire door leads to the GARAGE.

### FIRST FLOOR

### LANDING

Radiator, built in airing cupboard with pressurised hot water tank.

### PRINCIPAL BEDROOM

Radiator, window to front aspect. Door to:

### ENSUITE

Close coupled w.c., vanity wash basin with cupboards beneath, corner shower enclosure, window to side, part tiled walls, chrome heated towel rail.

### FAMILY BATHROOM

Close coupled w.c., vanity wash basin with cupboards beneath, panelled bath with shower and screen, window to side aspect, chrome heated towel rail, part tiled walls.

### BEDROOM 2

Radiator, window to rear aspect.

### BEDROOM 3

Radiator, window to rear aspect.

### BEDROOM 4

Radiator, window to front aspect.

### GARAGE

Up and over entrance door, fire door to Utility Room, window to rear aspect, electric light and power points.

### GROUNDS

To the front of the property will be a brickweave driveway to the garage with additional parking to the side also. A side access then leads to the rear garden which is larger than average, fully enclosed and has a large paved patio immediately at the rear.

### AGENTS NOTE

The property is freehold and will have all mains services connected. It has yet to be assessed for Council Tax purposes.

