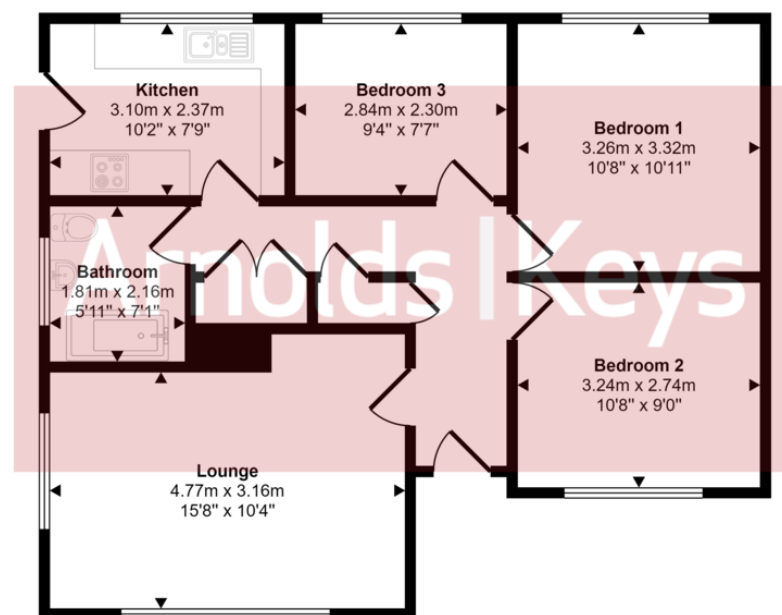




Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area  
67 sq m / 723 sq ft



Floorplan

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.



## 7 Priory Close, Beeston Regis, NR26 8SL

**Guide Price £360,000**

We are delighted to bring to the market this beautifully presented detached bungalow enjoy one of the largest plots in this location. The property offers three bedrooms, modern kitchen and bathroom, sealed glazed units, gas fired central heating and garage.

The property is located in Beeston Regis, approximately a mile from the centre of Sheringham with its excellent selection of local shops and restaurants. A regular bus service passes along the Coast Road and footpaths lead through Beeston Common to the edge of the Town. A private viewing of the interior of this property is essential.

- Three bedrooms
- Gas fired central heating
- Sealed glazed units
- Large garden
- Off road parking and garage

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**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 HALL

Access to loft space, built in cupboard with gas fired boiler, airing cupboard, further built in storage cupboard.

### SITTING/DINING ROOM

Front and side aspect double glazed windows, two radiators, feature fire surround housing electric fire, fitted carpet.

### KITCHEN

Double glazed window with garden views, double glazed door to the driveway, a range of fitted wall and base units with work surfaces over, inset set, built in electric oven with ceramic hob and extractor hood over, integrated fridge/freezer, space and plumbing for an automatic washing machine.

### BEDROOM 1

Double glazed window to the front aspect, radiator, fitted carpet.



### BEDROOM 2

Double glazed window the rear aspect, radiator, fitted carpet.

### BEDROOM 3

Double glazed window to the rear aspect, radiator, fitted carpet.

### BATHROOM

Double glazed window to the side aspect, heated chrome towel rail, bathroom suite comprising of concealed WC, wash hand basin in a vanity unit, panelled enclosed bath with mixer tap and separate electric shower unit, tiled walls.

### GARAGE

Up and over door, double glazed window and courtesy door.

### EXTERNAL

There is off road parking leading to a single garage. The front garden is a low maintenance gravel design. To the rear there is a large low maintenance gravel garden dived by a low picket fence and a patio area and outside tap.

### AGENTS NOTE

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

