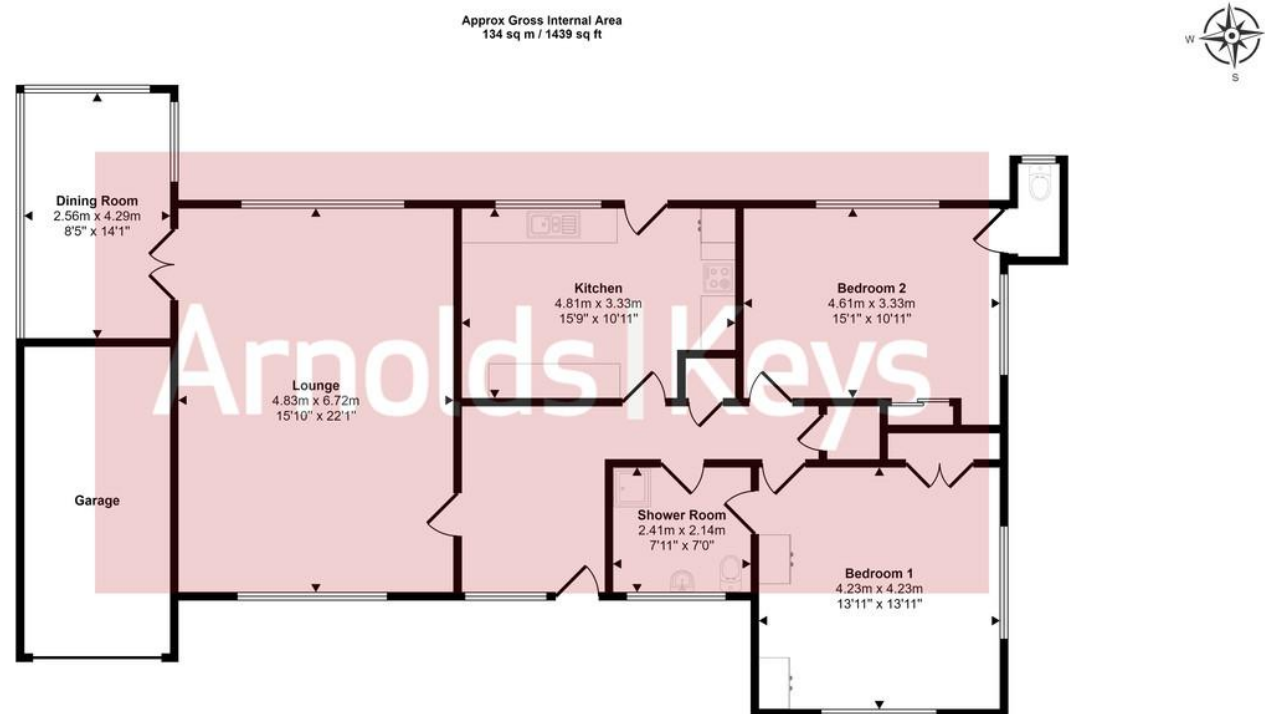




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

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



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.

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.

%office\_emailAddress\_rs%  
01263 822373

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. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.



## 7 Abbey Close, Sheringham, NR26 8NW

Offered with no onward chain is this beautifully presented detached bungalow set in a highly favoured, cul-de-sac location just south of the Town Centre. The property is beautifully proportioned and stands in neatly maintained gardens too. The accommodation has full gas fired central heating and enjoys a southerly aspect to the front.

Abbey Close is a small cul-de-sac of just six detached properties and is approximately a half mile from the Town Centre. Sheringham itself offers a wide range of shops, restaurants and has both bus and rail services providing easy access to the City of Norwich.

**Guide Price £525,000**

- No onward chain
- Beautifully proportioned
- Two bedrooms
- Two reception rooms
- Choice location

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## Property Description

### RECEPTION HALL

Part glazed UPVC entrance door and leaded side panels, radiator, built in airing cupboard, built in store cupboard.

### SITTING ROOM

A beautifully proportioned room with large picture windows both front and rear. Two radiators, stone fire surround with point for gas fire, TV aerial point, two wall light points. Twin panelled glazed doors opening to:

### DINING ROOM

A lovely light room with three aspects including patio doors to the rear garden. Radiator.

### KITCHEN/BREAKFAST ROOM

Fitted with a comprehensive range of limed oak base and wall cupboards with overlaid granite style work surfaces, point for electric cooker, plumbing for automatic washing machine, part glazed door and window overlooking rear garden, part tiled walls, radiator, shelved and arched recess. Glazed panelled door to hallway.



### SHOWER ROOM

Jack and Jill arrangement with doors to both the hallway and bedroom. Fully tiled walls and floor, corner shower enclosure, close coupled w.c., vanity wash basin with cupboards and drawers beneath, radiator.

### BEDROOM 1

Two aspects to front and side, large built in wardrobe cupboard, further range of fitted furniture to include wardrobes and dressing table, access to Jack and Jill bathroom, radiator.

### BEDROOM 2

Two aspects to rear and side, built in wardrobe cupboard, pedestal wash basin, radiator. Door to:

### ENSUITE W.C.

Fully tiled walls and floor, close coupled w.c., heated towel rail, wall cabinet.

### OUTSIDE

Integral GARAGE: With electric door, electric light and power point. Detached GARDEN ROOM/POTTING SHED on a block base with UPVC windows. Lean-to GARDEN STORE.

### GARDENS

The property is approached over a wide driveway providing an off-road parking space. To the side of the drive is a neatly maintained lawned area with established planted borders. A side access then leads to the rear garden which is fully enclosed and enjoys a large paved patio area leading to a further lawned area with more established planting and a purpose-built barbeque area too.

### AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax rating of Band E. Please note that this is a Probate sale, and this was applied for at the end of April. This process may take up to 16 weeks.

