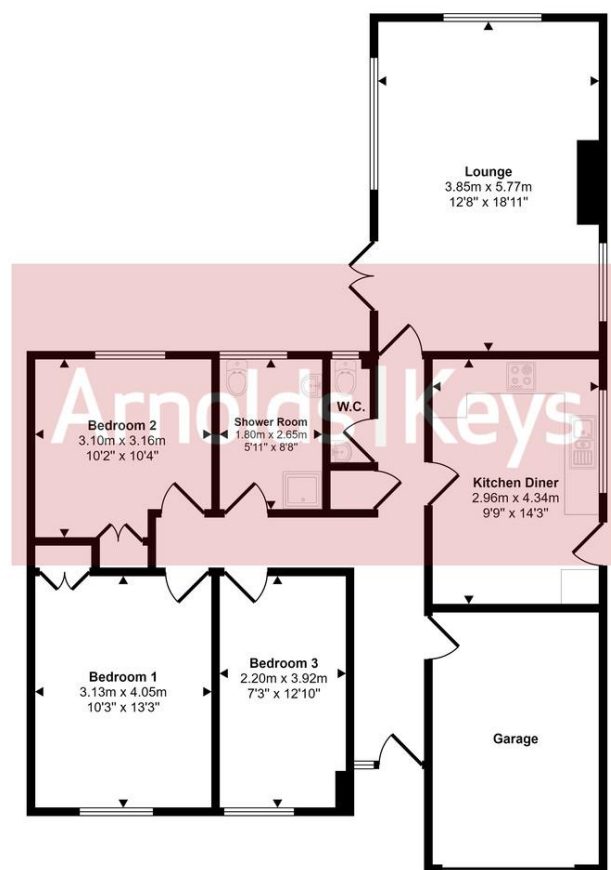




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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

Approx Gross Internal Area
103 sq m / 1107 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.

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.



Orchard Cottage, Blowlands Lane, Upper Sheringham Guide Price £425,000

With far reaching open views to the Coast at the rear and immaculate presentation throughout, this is one of the finest properties we have inspected in recent weeks. This three-bedroom detached bungalow is simply delightful and set in a village location yet only just over a mile from Sheringham centre. The property has recently been updated to include the installation of a new oil-fired central heating.

Upper Sheringham itself is steeped in history and well-known for the National Trust's Sheringham Park, Village Church and reservoir dating back to 1814. Properties in this village do not become available often and we recommend a private viewing to those seeking a bungalow of charm and quality.

- Stunning presentation
- Beautiful open views to the Coast
- Three bedrooms
- New oil-fired central heating
- Village location

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Property Description

PORCH CANOPY

With part glazed door and side panel opening to:

ENTRANCE HALL

With highly polished parquet flooring, 2 radiators, fire door to garage, built in cupboard.

CLOAKROOM

With corner wash basin, tiled splashbacks and wall mirror, chrome heated towel rail/radiator, close coupled w.c., sealed unit window.

LOUNGE

A beautifully light room with three aspects including patio doors opening to the rear garden. The patio doors and windows are newly fitted UPVC sealed units. Polished parquet floor with fitted carpet to the centre of the room. Multi-fuel stove in recess with slate hearth. Two radiators, TV aerial point.



KITCHEN/DINER

Fitted with a comprehensive range of oak faced base and wall storage cupboards with laminated work surfaces and tiled splashbacks, twin inset stainless steel bowls with chrome mixer tap, integrated electric hob with electric oven beneath, space for fridge/freezer, window and glazed door to the side aspect.

SHOWER ROOM

Beautifully fitted with a double width, level entry shower enclosure with mixer spray and drench head, vanity wash basin with drawers beneath, close coupled w.c., radiator.

BEDROOM 1

Window to front aspect, radiator, built in wardrobe cupboard.

BEDROOM 2

Window to rear aspect, radiator, built in wardrobe cupboard.

BEDROOM 3

Window to front aspect, radiator.

OUTSIDE

Integral GARAGE 17' 4 x 9'10 with up and over door, personal side door to hallway, plumbing for washing machine. Timber garden STORE.

GARDENS

The property is approached over a shingle driveway with established planting either side and providing ample off-road parking. There is access to both sides of the property leading to the neatly manicured rear garden again with established planting but also including a discreet sitting area sheltered by shrubs. The rear garden backs on to open farmland from where you can enjoy the most glorious views to Upper Sheringham Village Church, Sheringham Park, the Coast and the Poppyline railway.

AGENTS NOTE

The property is freehold, has mains electricity, water and drainage connected. It has a Council Tax rating of Band D.

