



Newland House, Abbey Road, Sheringham NR26 8HH



Set in a highly desirable residential location is this beautifully presented detached house offering generously proportioned accommodation and standing in very attractive gardens. The property offers four bedrooms including a master suite and has gas fired central heating throughout.

Abbey Road itself is a mature residential area of distinguished properties and is just a short walk from the Town Centre and within easy reach of the local shops and transport facilities.

ENTRANCE HALL

Covered porch with external light leading to entrance hall with UPVC glazed panel door with ornate coloured glazing, UPVC double glazed panel to one side with obscured glazing, tiled flooring, radiator, under stairs office space fully fitted and with telephone point, under stairs cloakroom with storage, stairs to first floor with glazed balustrades.

CLOAKROOM

UPVC double glazed window to the side aspect with obscured glazing, fully tiled, close coupled WC, wall mounted wash hand basin, radiator, extractor fan.



SITTING ROOM

17' 7" x 17' (5.36m x 5.18m) UPVC double glazed French doors to the front aspect with glazed panels either side, feature real flame gas fire place with marble hearth and insert, timber mantle and surround, two radiators, wall lights, television point, wall lights, wide opening to:

DINING ROOM/SNUG

21' 9" x 12' 4" (6.63m x 3.76m) Large open plan space with UPVC double glazed patio doors to the rear aspect with elevated garden views, UPVC double glazed window to the rear, two radiators, ample space for both dining table and sofas, door to:

KITCHEN

14' 4" x 12' 4" (4.37m x 3.76m) UPVC double glazed window to the rear aspect, tiled flooring, combination of wall and base units with laminated work surfaces and tiled splash backs, 1.5 bowl composite sink and drainer, built in double Bosch electric ovens, inset Bosch ceramic hob with extractor hood over, plumbing for automatic dishwasher, radiator, arch to:

UTILITY ROOM

UPVC part glazed door to the side aspect leading to a covered UPVC open glazed porch with polycarbonate roof. Combination of wall and base units with laminated work surfaces and tiled splash backs, 1 bowl composite sink and drainer, plumbing for automatic washing machine, space for tumble dryer, space for fridge freezer, wall mounted gas fired boiler, tiled flooring, extractor fan.



LANDING

Galleried landing with glass balustrades, UPVC double glazed window to the front aspect, loft access, large cloak room, large airing cupboard with slatted drying shelves, storage room, (10'3" x 5'8") with light and power.

MASTER BEDROOM

17' 8" x 13' 1" (5.38m x 3.99m) UPVC double glazed window to the front aspect, built in wardrobes, telephone and television points, door to:







ENSUITE

UPVC double glazed window to the side aspect with obscured glazing, double shower cubicle with mains Aqualisa shower unit, close coupled WC, wash hand basin in a vanity storage unit, extractor fan, shaver light point, fully tiled walls, radiator.

BATHROOM

UPVC double glazed window to the side aspect with obscured glazing, bath, double shower cubicle with mains Aqualisa shower unit, wash hand basin in a large vanity unit with marble work surface, tiled walls, shaver light point, extractor fan.

BEDROOM 2

15' x 11' 4" (4.57m x 3.45m) UPVC double glazed window to the rear aspect, built in wardrobes, television point, radiator.

BEDROOM 3

14' 4" x 14' (4.37m x 4.27m) UPVC double glazed window to the rear aspect with sea glimpse, radiator.

BEDROOM 4

10' 8" x 10' 7" (3.25m x 3.23m) UPVC double glazed window to the rear aspect, built in full length book shelves, radiator, television point.

OUTSIDE

To the front of the property there are double timber gates leading to a brick weave driveway with ample off road parking and a space for turning. A single garage (16'3"x9'10") with up and over doors, loft storage, power and lighting. To the side of the driveway there is a separate

hidden storage

area for bins/ladders etc, plus side access gate leading to the side entrance door and rear garden. There is a Separate gate with path leading down through the beautifully landscaped gardens to a front patio seating area.

There is a further gate with path leading down the side of the property to the rear garden with patio seating area, lawn, landscaped gardens with fully stocked borders. There is a summer house, garden shed and arbor seat included.

EPC

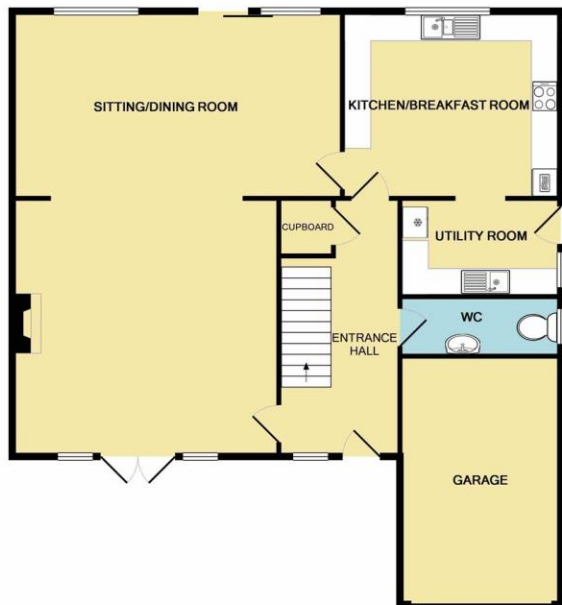
Currently Rated: C

VIEWING

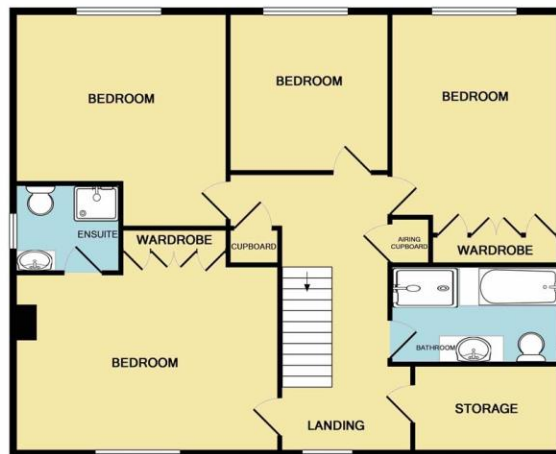
Strictly by appointment with Arnolds Keys' Sheringham Office on 01263 822373.

DIRECTIONS

From the top of Station Road, take the second exit at the roundabout heading south, then the first right into Norfolk Road. At the top, turn left into Abbey Road where the property can be found on the left-hand side.



GROUND FLOOR
APPROX. FLOOR
AREA 1171 SQ.FT.
(108.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1056 SQ.FT.
(98.1 SQ.M.)

ABBEY ROAD SHERINGHAM NR26 8HH
TOTAL APPROX. FLOOR AREA 2227 SQ.FT. (206.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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