

# Arnolds | Keys



## Bramble Cottage Sheringwood, Beeston Regis, Sheringham, NR26 8TS

**Price Guide £650,000**

- Secluded setting
- Recently completely re-furbished
- Three Bedrooms including two with ensuite
- Large gardens
- Stylish interior
- Large modern kitchen/dining room
- LPG central heating system
- Garage, cart shed and store
- Close to woodland walks

11 Station Road, Sheringham, Norfolk, NR26 8RE  
01263 822373

coastal@arnoldskeys.com  
www.arnoldskeys.com



# Bramble Cottage Sheringwood, Sheringham NR26 8TS

Bramble Cottage is an exceptional property located in a secluded, part wooded setting, on the eastern outskirts of the Town. Sheringwood is best described as a small hamlet of individual properties adjacent to Sheringham Woods and just over a mile from the shopping centre.

The property has recently undergone a significant refurbishment programme with the original timber framed bungalow having been brick skinned and a further brick cavity extension added too. The entire interior has been re-modelled and now provides a superb home with a contemporary style. The property also has a newly constructed garage, cart shed and store and stands central to a large, beautifully maintained plot.



Council Tax Band: C



### **ENTRANCE HALL**

With part glazed entrance door, recess with coats hanging space, radiator, tiled floor.

### **LOUNGE**

A beautifully light room with windows to three aspects and overlooking the garden. Two radiators, TV aerial point, red brick fireplace housing inset multi-fuel stove, tiled floor, panelled ceiling, open plan design leading to:

### **KITCHEN/DINING ROOM**

Another beautifully light room with patio doors to the patio and a further window to the side. Tiled floor throughout, two radiators, comprehensive range of base and wall storage cupboards with granite work surfaces and tiled splash backs, dual fuel range style stove, with extractor hood above, ceramic sink unit, provision for dishwasher, concealed Worcester Bosch LPG boiler, glazed panel to Utility Room.

### **INNER HALLWAY**

Tiled floor, part glazed door to rear patio, radiator. Panelled glass door to:

### **UTILITY ROOM**

Tiled floor, further range of base and wall storage cupboards, laminated work surfaces, inset stainless steel sink unit. Radiator, provision for washing machine and tumble dryer, part glazed door to rear garden, glazed panel to kitchen.

### **PRINCIPAL BEDROOM**

Window overlooking garden, radiator, TV aerial point, door to:

### **ENSUITE**

Double width, level entry shower enclosure with mixer shower, vanity wash basin with cupboards and drawers beneath, wall mirror and lights above. Close coupled w.c., chrome heated towel rail. Fully tiled walls and floor, window to rear aspect.

### **BATHROOM**

Panelled bath with mixer tap and shower attachment, tiled recess and shower screen, pedestal wash basin, close coupled w.c., window to rear aspect, base and wall cupboards, tiled walls and floor. Radiator.

### **BEDROOM 2**

Another light room enjoying two aspects, Radiator and door to:

### **ENSUITE**

level entry shower enclosure with mixer shower, vanity wash basin with cupboards and drawer beneath, heated towel rail, close coupled w.c., high level window to rear.

### **BEDROOM 3/STUDY**

TV aerial point, archway to study area with window overlooking garden. Radiator.

### **OUTSIDE**

Outbuildings include CAR PORT, GARAGE, CART SHED and LOG STORE. SUMMER HOUSE.

### **GARDENS**

The property stands in large, part wooded grounds offering a degree of privacy. It is approached over a wide shingled driveway providing



access to the garaging and providing additional off road parking for a number of vehicles. The remainder of the gardens are lawned and fully enclosed with ranch-style and close boarded fencing. There is a large, slightly raised patio at the rear and established planting to the beds.

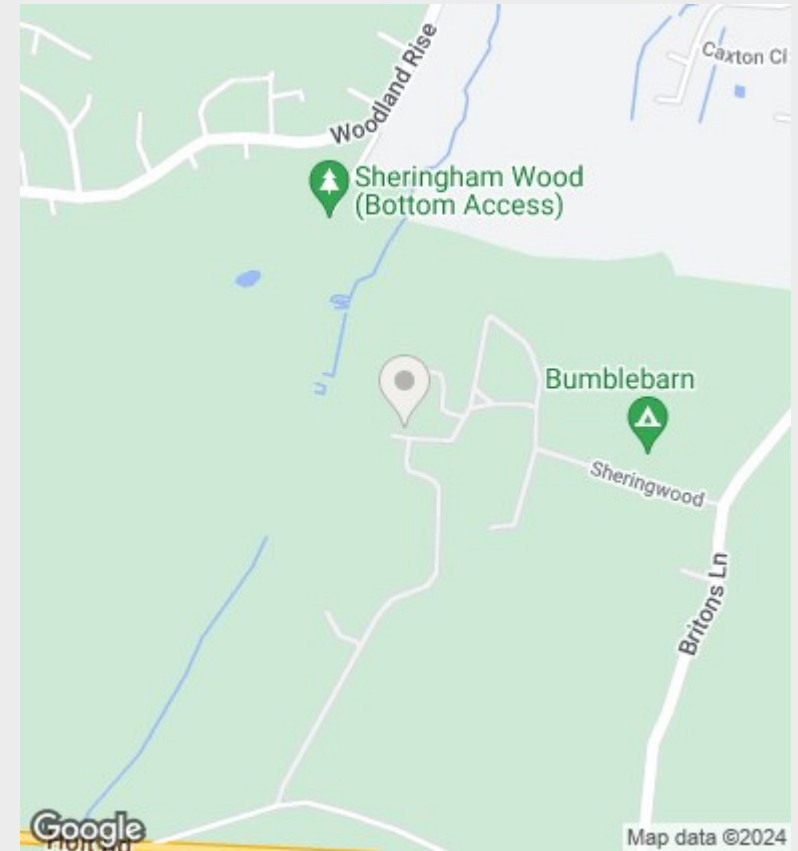
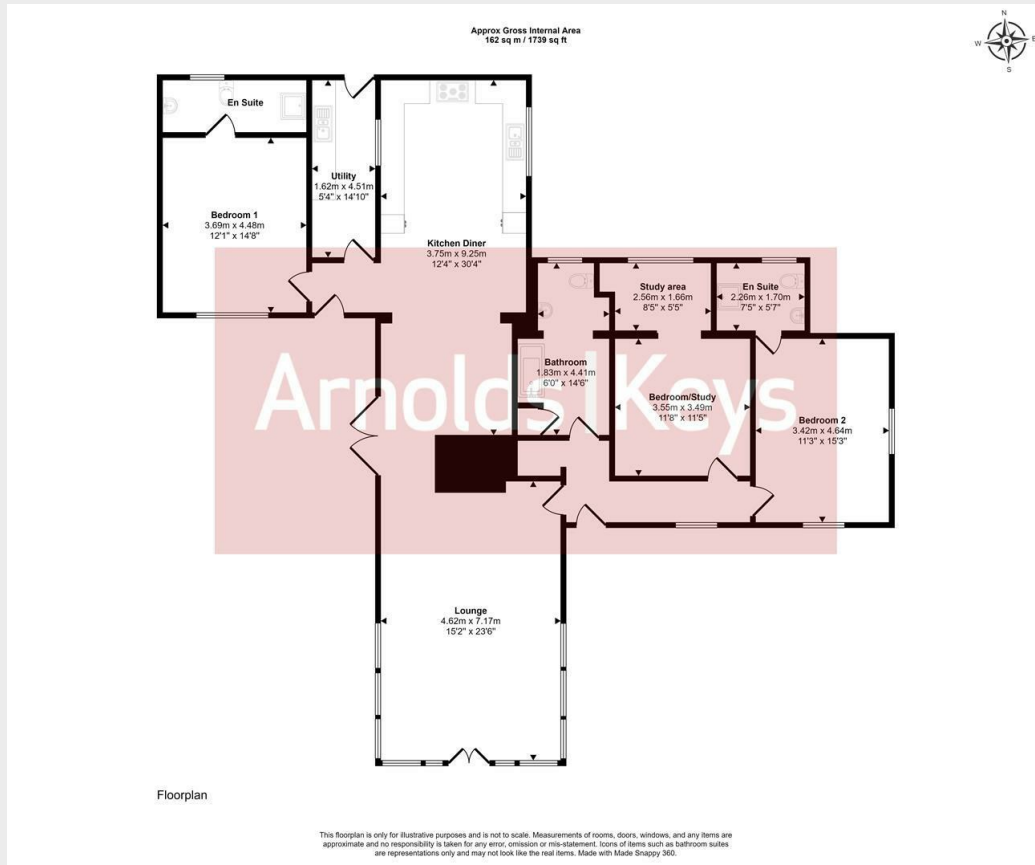
### **AGENTS NOTE**

The property is freehold, has main electricity and water connected. Drainage is to a septic tank and there is a large LPG storage tank at the rear. The property has a Council Tax rating of Band C.









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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	