

# Arnolds | Keys



## Norfolk House Sheringham Road, West Beckham, NR25 6PF

### Price Guide £725,000

- Substantial contemporary styled dwelling
- Extensively renovated
- Delightful village setting
- Flexible accommodation offering independent living
- Split level design
- Short drive to the Coast at Sheringham
- Beautifully proportioned accommodation
- Undulating landscaped plot

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# Norfolk House Sheringham Road, West Beckham NR25 6PF

Norfolk House is a superb, contemporary styled residence, beautifully presented and offering flexible accommodation for those seeking a home with income or inter-generational living. The property has recently been completely re-furbished and re-modelled by the current owners to provide this exceptional home. The property enjoys a split level design and stands in a generous, undulating plot which culminates in an extensive lawn at the rear.

West Beckham itself is a typical semi-rural village just a short drive from the Coast at Sheringham and the picturesque Georgian market town of Holt.



Council Tax Band: E



### **ENTRANCE HALL**

Part glazed composite entrance door and side panel, tiled floor, steps down to lower ground floor.

### **CLOAKROOM**

Close coupled w.c., vanity wash basin with cupboards beneath, tiled floor.

### **LOUNGE AREA**

Central feature chimney with provision for wall mounted TV and double sided wood burner. Radiator, large patio doors to rear garden, steps up to:

### **DINING AREA**

Vaulted ceiling with Velux roof light, window to rear, French doors to patio and BBQ area. Radiator, part glazed door opening to:

### **KITCHEN/BREAKFAST ROOM**

A beautifully light room with windows to the front aspect and a Velux roof light to the vaulted ceiling. Comprehensive range of base and wall storage cupboards with extensive granite work surfaces, inset sink unit, integrated appliances including dishwasher, induction hob with filter hood above, built in double oven and fridge/freezer. Radiator, breakfast bar.

### **OFFICE/BEDROOM**

With window to rear aspect, radiator, open wardrobe recess.

### **BATHROOM**

Contemporary suite of panelled shower bath with mixer shower and screen above, fully tiled splashbacks, vanity wash basin with cupboards beneath, close coupled w.c., heated towel rail/radiator.

### **BEDROOM 3**

Large window to front aspect, floor to ceiling bedroom furniture including wardrobe cupboards and drawer unit. Radiator, door to:

### **ENSUITE**

Level entry shower cubicle with mixer shower, heated towel rail/radiator, close coupled w.c., fully tiled walls, corner wash basin with cupboard beneath.

### **BEDROOM 4**

Radiator and window to rear aspect.

### **LOWER GROUND FLOOR**

#### **KITCHEN**

With glazed door to front aspect, comprehensive range of high gloss base and wall units with laminate work surfaces and tiled splashbacks. Inset granite style sink unit, integrated oven and hob with filter hood above.

#### **UTILITY AREA**

With fitted base storage cupboards and work surfaces. Further storage area with sliding doors. Part glazed door leading to:

#### **HOME CINEMA**

With provision for large wall mounted screen and sound system.

#### **LOUNGE/DINING ROOM**

Another beautifully light room with patio doors and long window to the rear and second high level window to the side. Two radiators, TV aerial point. Modern wood burning stove. Door to:

#### **BEDROOM 1**

Large patio doors to rear, range of fitted wardrobes, radiator, steps up to:

#### **ENSUITE**

Luxuriously fitted with a walk-in shower cubicle with twin drench heads mixer shower, double ended slipper bath with central floor standing mixer tap, modular vanity sink unit, close coupled w.c., fully tiled walls and floor.

## **BEDROOM 2**

Sliding patio doors to front aspect, radiator, door to:-

## **ENSUITE**

Walk-in shower cubicle with drench head mixer shower, modular vanity sink unit, close coupled w.c., fully tiled walls and floor. Window to side aspect.

## **OUTSIDE**

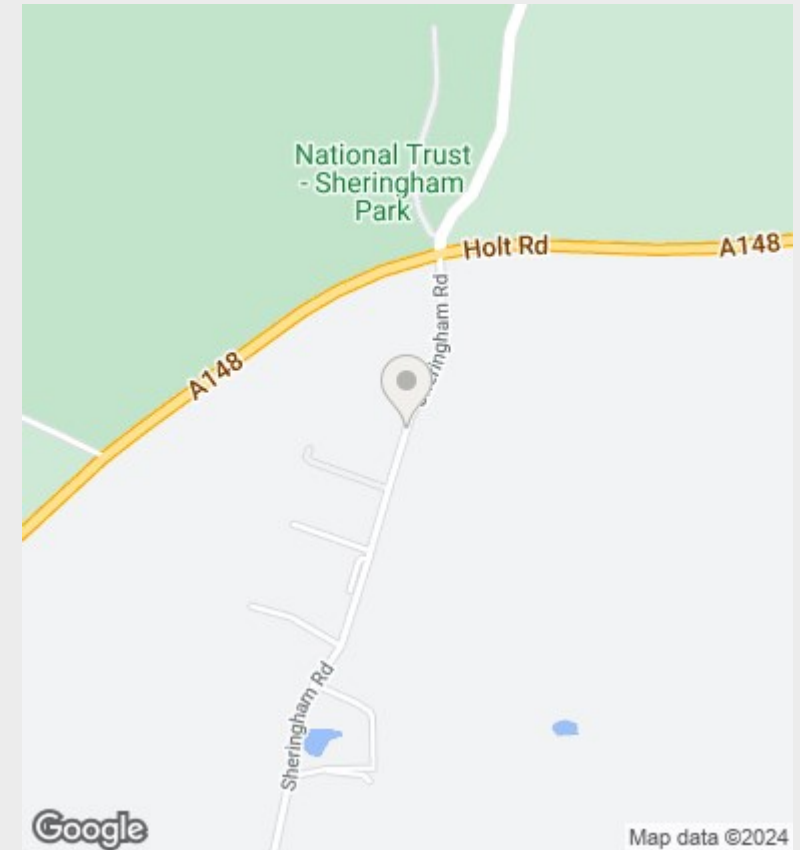
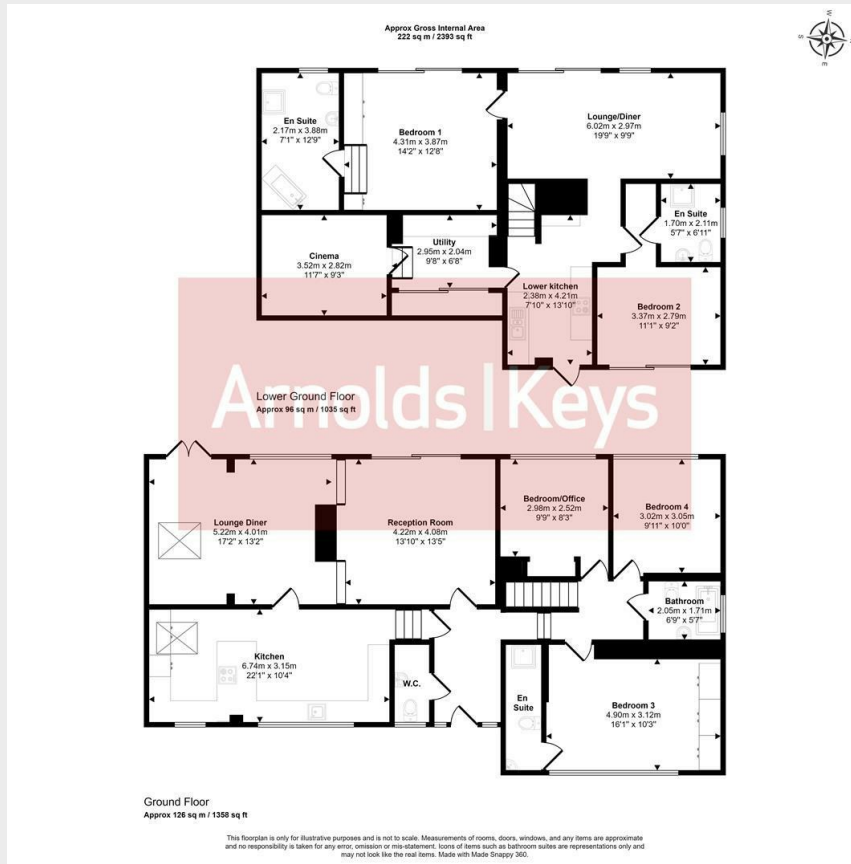
The property occupies an undulating plot with ample off-road parking at the street level on a large paved hard standing. A gated driveway then sweeps down to the lower ground level providing additional parking, access to the timber workshop/store and the beautifully landscaped gardens, with a south facing lawn and patio, all fully enclosed.

## **AGENTS NOTE**

The property is freehold and has the benefit of mains electricity, water and drainage. The accommodation has an oil fired central heating system with external oil boiler and there is an extensive range of photovoltaic panels on the roof.







Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	