

Arnolds | Keys



11A Holt Road, Sheringham, Norfolk, NR26 8NA

Price Guide £575,000

- No onward chain
- Two reception Rooms
- Two bathrooms
- Large garage and off road parking
- Garden Room
- Beautifully proportioned
- Three bedrooms
- Gas central heating
- Large loft space with conversion potential (STP)
- Easy to manage gardens

11A Holt Road, Sheringham NR26 8NA

Offered with no onward chain is this superbly proportioned, detached bungalow set in a highly favoured residential location within easy reach of the Town Centre. This individually designed property has the benefit of gas fired central heating and stands in grounds that have been arranged with ease of maintenance in mind. The property also has the benefit of a large detached garage.

Sheringham itself is a popular seaside town offering a wonderful selection of local shops and restaurants whilst both bus and rail services provide easy access to the County capital of Norwich.



Council Tax Band: F



ENTRANCE PORCH CANOPY

With part glazed door and side panel opening to:

ENTRANCE HALL

Radiator, access to roof space with potential for conversion (subject to building regulation approval) large built in cloaks cupboard.

CLOAKROOM

Close coupled W.C., corner wash basin, tiled splashbacks, radiator. Window to front.

LOUNGE

A beautifully proportioned room approached through twin glazed doors from hallway. Two aspects including a bay window to the front and second aspect to the side. Central timber and marble fire surround with inset gas fire. TV aerial point, three wall light points, radiator. Door to:

GARDEN ROOM

With radiator, tiled floor, large window and sliding doors opening to rear patio. Fitted vertical blinds.

DINING ROOM

Twin glazed doors to hallway, radiator, further sliding doors opening to rear patio.

KITCHEN/BREAKFAST ROOM

Fitted with a comprehensive range of light oak faced base and wall cupboards with laminated work surfaces. Tiled floor and splashbacks, inset sink unit, integrated dishwasher, fitted electric oven and hob, two aspects to side and rear. Expelair extractor fan. Door to:

UTILITY ROOM

Further range of base and wall cupboards, inset stainless steel sink, laminated work surface with tiled splashbacks, wall mounted gas boiler providing central heating and domestic hot water, provision for washing machine and tumble drier, tiled floor, part glazed door and window to rear.

PRINCIPAL BEDROOM

Wide bay window to front aspect, built in wardrobe cupboard, fitted drawers and shelf unit, radiator. Door to:

ENSUITE

Panelled bath with shower above and folding screen, close coupled w.c., vanity wash basin, radiator, tiled walls. Electric wall heater, illuminated mirror, two windows.

LOBBY

Built in airing cupboard.

BEDROOM 2

Large built in wardrobe cupboard, window to rear aspect, radiator.

BEDROOM 3

Large built in wardrobe cupboard, window to rear aspect, radiator.

SHOWER ROOM

Recently refurbished to provide a large, level entry shower with electric independent shower unit, bidet, close coupled w.c., vanity wash basin with cupboard beneath, tiled walls, illuminated mirror, radiator, wall mounted electric heater.

OUTSIDE

Large detached timber framed GARAGE. Timber SUMMER HOUSE.

GARDENS

The property owns the drive from the Holt Road over which the occupiers of The Cottage have access right. An opening then leads to the private brickweave driveway providing additional off-road parking. To the front of the property is a small terraced area with beds and a lawn. Access down both sides of the bungalow then lead to the enclosed rear garden which is also terraced with a patio then steps leading to a gravelled area with established planting.

AGENTS NOTE

The property is freehold, has all mains services are connected and has a Council Tax Rating of Band F.





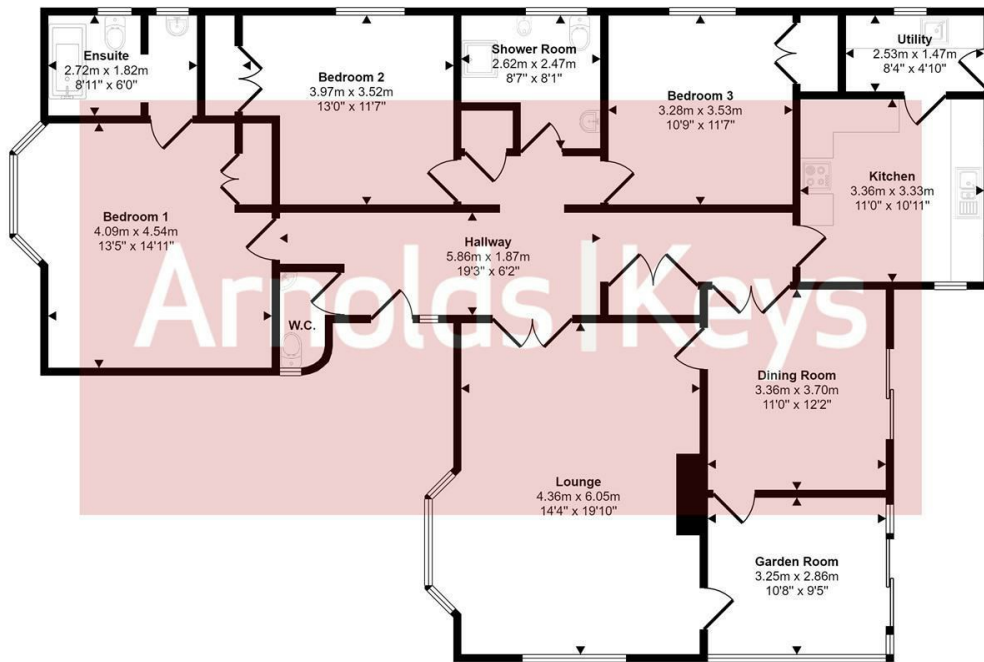
Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		70	
(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	

Approx Gross Internal Area
150 sq m / 1614 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.

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.