

# Arnolds | Keys



## Flintrock House, 45 Church Street, Sheringham, NR26 8QS

Price Guide £415,000

- No onward chain
- Attractive knapped flint elevation
- Two reception rooms
- Four bathrooms
- Sealed unit glazing
- Close to Town centre and beach
- Modernised throughout yet retaining character
- Five bedrooms
- Gas central heating
- On road parking close by



# 45 Church Street, Sheringham NR26 8QS

Available with no onward chain is this most attractive, mid-terraced dwelling set in the heart of the Town just a stone's throw from the shops and a short walk to the beach. Both bus and rail services are also close by.

The property has recently been successfully run as a self-catering holiday home but would be equally suitable for permanent use also with its gas centrally heated accommodation. Character has been retained within the property and the superbly knapped flints to the front aspect are an important architectural feature.



Council Tax Band: Exempt



### **ORNATE ENTRANCE PORCH**

With tiled floor and part glazed entrance door opening to:

### **ENTRANCE HALL**

Tiled floor, radiator, stairs to first floor with understairs storage cupboard, coats hanging space.

### **CLOAKROOM**

Fully tiled walls and floor, close coupled w.c., wall mounted hand basin, wall mirror.

### **LOUNGE**

Wide bay window to front aspect, central feature fireplace with marble and timber surround and shelved alcoves either side one with fitted cupboard, radiator. This room enjoys an open plan design and leads to:

### **SNUG/DINING ROOM**

Radiator, feature fireplace (sealed), glazed door and side panel opening to:

### **KITCHEN/BREAKFAST ROOM**

Radiator, obscure glazed panels to the side with glazed roofing panel. Ample space for dining, range of kitchen units with wood work surfaces, part panelled walls, range style, dual fuel stove with filter hood above, inset stainless steel sink unit, windows and door to rear access, built in store cupboard. Door to:

### **UTILITY ROOM**

Door and window to rear access. Wall mounted gas fired boiler providing central heating and domestic hot water, provision for washing machine.

### **LANDING**

Radiator, stairs to first floor.

### **BEDROOM 1**

A superb, light room with wide bay window to front aspect with views to the sea in the distance. Radiator.

### **SHOWER ROOM**

Corner shower enclosure with mixer shower, close coupled w.c., pedestal wash basin, heated towel rail, wall mirror, extractor fan, fully tiled walls, obscure window to front aspect.

### **BEDROOM 2**

Window to rear aspect, radiator.

### **BEDROOM 3**

Window to side aspect, radiator, door to ensuite W.C. with close coupled w.c., and wash basin. Part tiled walls, heated towel rail. Further door to:

### **ENSUITE BATHROOM**

Panelled bath with telephone style mixer tap and shower attachments, vanity wash basin with cupboard beneath, radiator, window to rear, tiled walls.

### **TOP FLOOR LANDING**

Velux roof light, fitted cupboard.

### **BEDROOM 4**

With window to front aspect with views of the sea in the distance, radiator.

### **ENSUITE SHOWER ROOM**

Corner shower enclosure, close coupled w.c., heated towel rail, pedestal wash basin, part panelled walls. Electric shaver light and mirror, Velux roof light

### **BEDROOM 5**

Built in wardrobe cupboard, radiator, window to rear aspect.

### **ENSUITE SHOWER ROOM**

Corner shower enclosure, close coupled w.c., heated towel rail, pedestal wash basin, part tiled walls, Velux roof light, electric shaver light and mirror.

### **OUTSIDE**

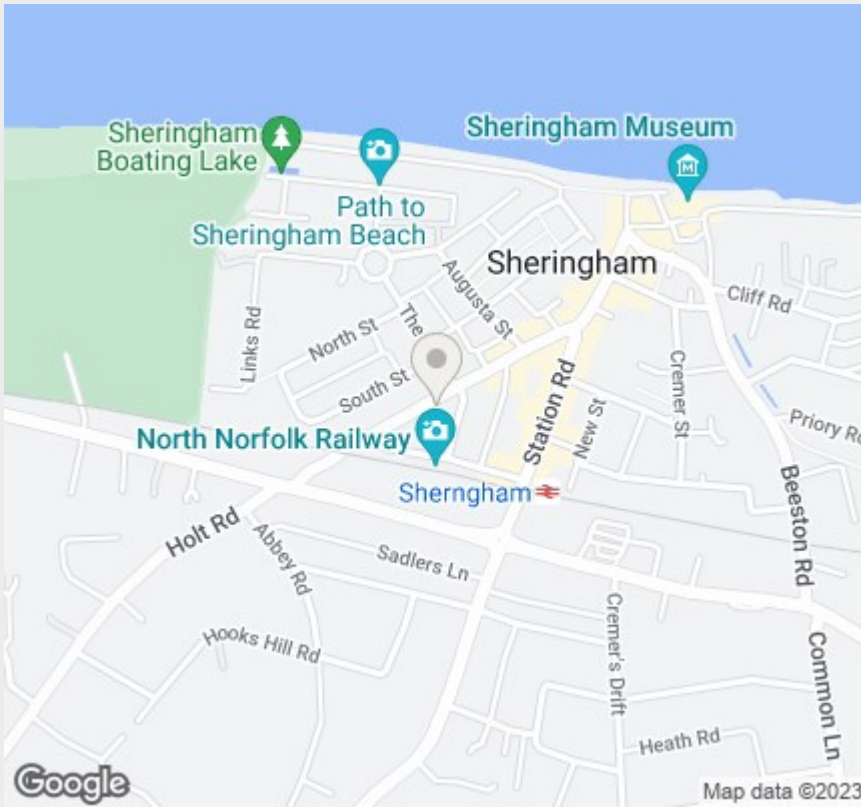
To the front of the property is a small walled garden area. There is no curtilage to the rear but there is a pedestrian access to St Peters Road.

### **AGENTS NOTE**

The property is freehold and has all mains services connected. The property is commercially rated as it has been a Holiday Home. However it previously had a Council Tax Rating of Band B







## 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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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.