

Arnolds | Keys



43 Beech Avenue, Sheringham, NR26 8NS

Price Guide £340,000

- Beautifully presented
- Up to five bedrooms
- Close to schools
- Sealed unit glazing
- Deceptively large accommodation
- Two bathrooms
- Gas central heating
- Off road parking and enclosed rear garden

43 Beech Avenue, Sheringham NR26 8NS

A beautifully presented semi-detached dwelling offering the most deceptively spacious accommodation having been extended over two storeys at the rear. The property can now provide up to five bedrooms and two bathrooms making it an ideal family home within walking distance of the schools.

The nicely proportioned accommodation has the benefit of sealed unit glazing throughout and gas fired central heating. A local convenience store is close by and the Town Centre with its excellent range of shops and restaurants is approximately 3/4 mile distant. This is certainly a property that must be viewed to be appreciated.



Council Tax Band: C



ENTRANCE HALL

With part glazed entrance door, window to side aspect, coats hanging space, further part glazed door opening to:

LOUNGE

With wood laminate flooring, central fire surround with point for gas stove, TV point, two radiators, window to side aspect, recess with stairs to first floor, built in store cupboard. Open plan design leading to:

DINING AREA

With window to side and French doors opening to decked area. Wood laminate flooring, radiator, archway to:

KITCHEN

Modern range of wood faced shaker style base and wall units with laminate work surfaces and tiled splashbacks. Inset sink unit, inset electric hob with filter hood above, integrated dishwasher. Window to rear aspect. Wood laminate floor. Opening to:

UTILITY ROOM

Matching range of storage units, laminate work surfaces, tiled splashbacks, provision for washing machine, tumble dryer and under counter freezer. Wood laminate floor.

SEPARATE W.C.

Fitted with close coupled w.c. and wash basin.

GROUND FLOOR BEDROOM 5

With glazed doors from lounge and with windows and patio doors to front aspect. Wood laminate flooring, wall mounted electric heater, large built in storage cupboard with service meters. Access to:

WET ROOM

Fully tiled walls and floor, wall-mounted electric shower, wall mounted convector heater, extractor fan.

FIRST FLOOR LANDING

Access to roof space,

FAMILY BATHROOM

Panelled bath with power shower above and screen, vanity wash basin with fitted cupboard beneath, close coupled w.c., radiator, window to rear, built in airing cupboard.

BEDROOM 1

Window to rear aspect, radiator, TV point.

BEDROOM 2

Radiator, window to front aspect.

BEDROOM 3

Radiator, window to front aspect.

BEDROOM 4

Radiator, window to side aspect.

OUTSIDE

To the front of the property is an off-road parking space, patio and lawned area. A side access then leads to the fully enclosed rear garden which has been terraced with a raised decking area for alfresco dining and enjoying the sunny evening. In addition to this area is a lawn which in turn leads to a further decked area with two timber GARDEN SHEDS. There is established planting to the borders too.

AGENTS NOTE

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



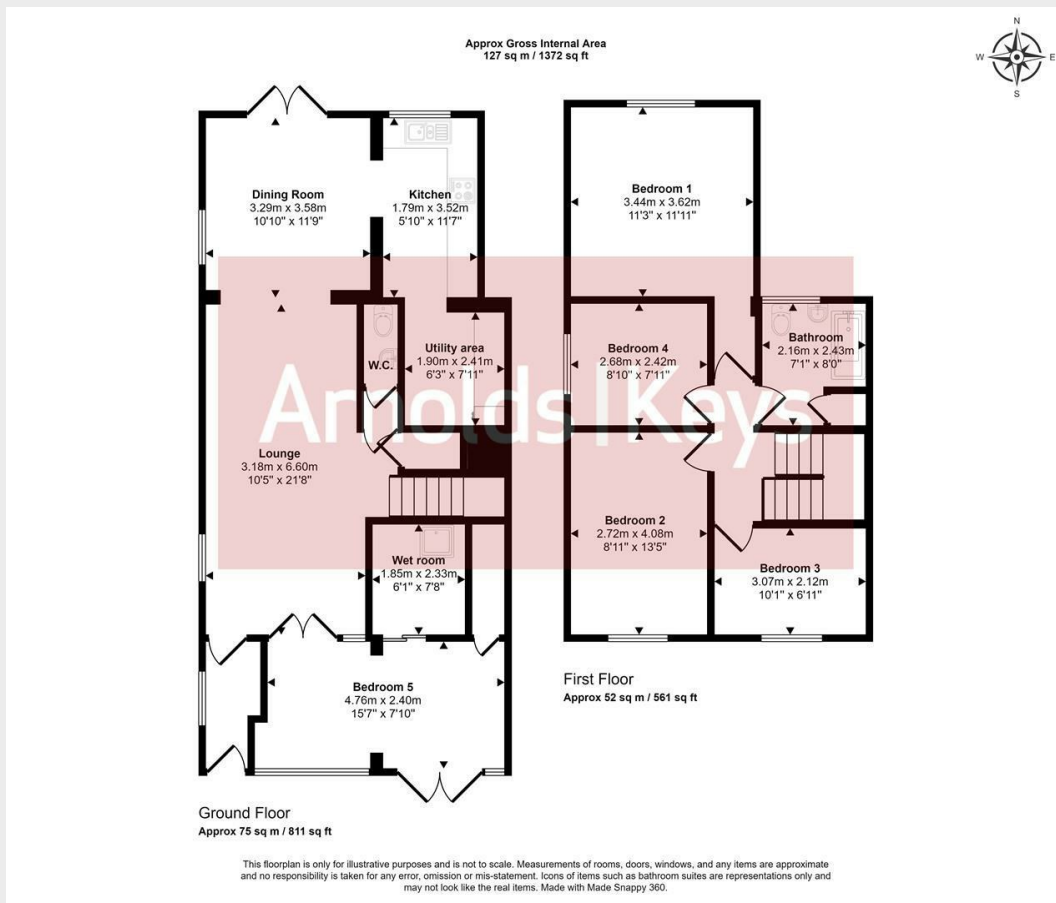


Viewings

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			85
(81-91) B		73	
(69-80) C			
(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	



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.