

Arnolds | Keys



27 Cliff Road, Sheringham, NR26 8BJ

Price Guide £475,000

- Stunning presentation
- Character accommodation
- Up to four bedrooms
- Sea views
- Superb knapped flint elevations
- Gas central heating
- Two reception rooms
- Off-Road parking and Garage

27 Cliff Road, Sheringham NR26 8BJ

A superbly presented semi-detached dwelling with the most exquisite knapped flint elevations and with views of the sea from some rooms. This property offers beautifully proportioned accommodation of character arranged over three floors with gas central heating throughout. The property is also just a stone's throw from the east promenade and just a short walk from the Town thus making it equally suitable for both permanent or holiday use.

Sheringham itself is a popular seaside Town offering a wealth of local shops and restaurants and both bus and rail services providing easy access to the County Capital of Norwich.



Council Tax Band: D



ENTRANCE PORCH CANOPY

Part glazed entrance door opening to:

ENTRANCE HALL

Tiled floor, period style radiator, stairs to first floor, small understairs storage cupboard.

CLOAKROOM

Concealed cistern w.c., vanity wash basin with cupboard beneath, mosaic style tiled splashbacks, window to side aspect.

SITTING ROOM

A beautifully proportioned and light room with wide bay window to front aspect and second window to the side, both with fitted blinds. Large timber "floating" mantelpiece over fireplace recess with tiled hearth. TV point.

KITCHEN AREA

An "L" shaped room comprehensively fitted with a range of base and wall storage units incorporating an inset hob with filter hood above, inset double oven, inset stainless steel sink unit, integrated dishwasher, fridge and freezer. Granite work surfaces. Part glazed door and two windows to the side. Tiled floor leading to the open plan:

DINING AREA

With exposed brick chimney, further exposed brick wall, two part glazed doors to the side aspect, continuation of kitchen units and granite work surface including a glazed dresser style cupboard.

FIRST FLOOR

GALLERIED LANDING

Radiator, window to the side, stairs to second floor.

SHOWER ROOM

Beautifully appointed with level entry corner shower enclosure with electric shower. Concealed cistern w.c. with matching bidet. Vanity wash basin with cupboards beneath. Radiator, translucent window to front aspect. Large wall mounted mirrored cabinet with lighting.

BEDROOM 1

Period fireplace, radiator, window to front aspect.

BEDROOM 2

Wide bay window to side aspect. Radiator.

LANDING BEDROOM 4

Radiator, window on landing to side aspect, range of floor to ceiling wardrobe and store cupboards, access to recess with dormer window to the side.

BEDROOM 3

Window to front aspect, radiator, access to eaves storage cupboard. Door to:

ENSUITE

Corner shower cubicle with mixer shower, close coupled w.c., vanity wash basin with cupboards beneath, access to eaves storage cupboard, part tiled walls.

OUTSIDE

To the front of the property is a large hardstanding with off-road parking for two cars. To the right hand side is a small enclosed, gated courtyard area. To the left hand side is a further gated garden area with well-established planting. There is also a lock-up GARAGE accessed via Vincent Road.

AGENTS NOTE

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



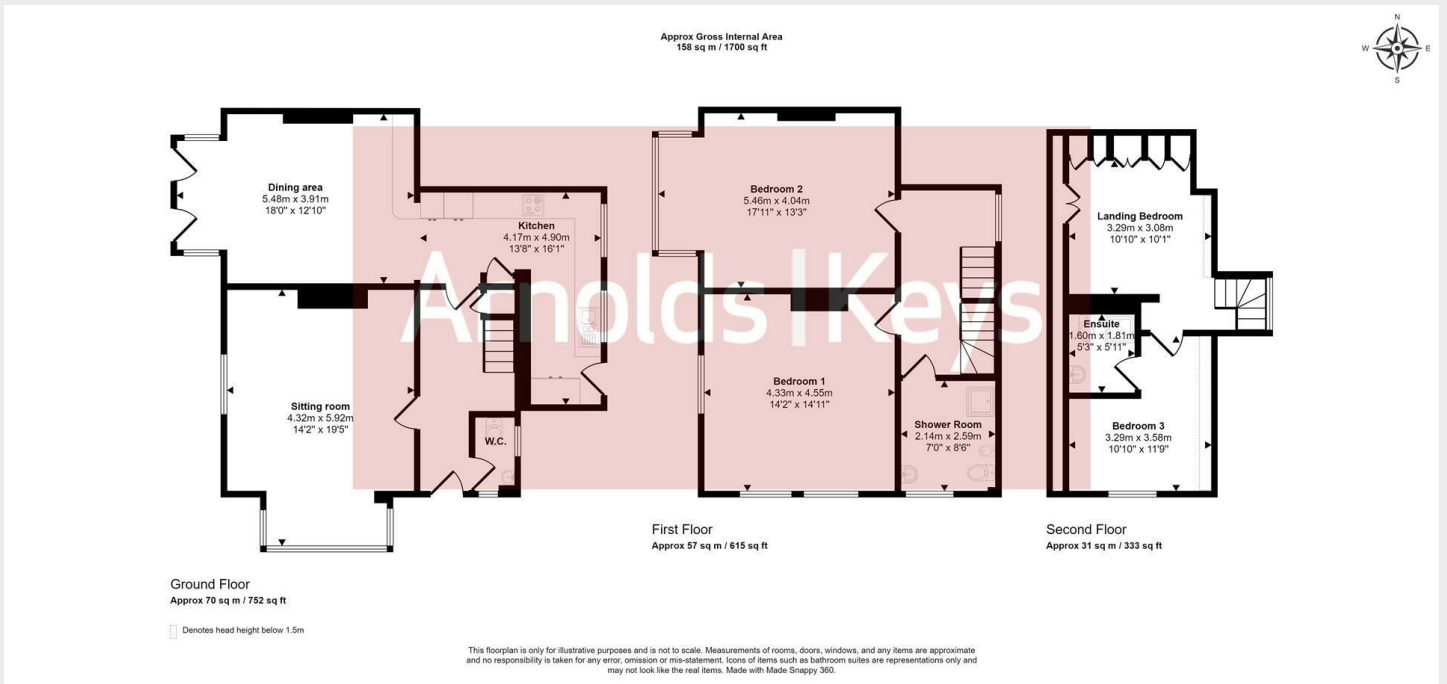


Viewings

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			79
(69-80) C			
(55-68) D		57	
(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 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.