

# Arnolds | Keys



2 Aran Drive, Sheringham, Norfolk, NR26 8UR

Price Guide £425,000

- Beautifully presented throughout
- Four bedrooms
- Large garage
- Gas central heating
- Cul-de-sac setting
- Two bathrooms
- Conservatory
- Sea glimpse from first floor

# 2 Aran Drive, Sheringham NR26 8UR

A beautifully presented detached house enjoying a cul-de-sac location on this popular residential development by Norfolk Homes Ltd. The property is offered with no onward chain and represents a lovely family home with its gas centrally heated accommodation. The accommodation also has the benefit of a large conservatory at the rear and replacement UPVC sealed unit windows throughout.

Aran Drive is a small cul-de-sac of just three properties and is on the western outskirts of the Town, approximately a mile from the centre where there is an excellent selection of shops, restaurants and both bus and rail services.



Council Tax Band: D



## **ENTRANCE PORCH**

With UPVC composite door and side panels, tiled floor, service meter cupboard., wall light. Part glazed door opening to:

## **ENTRANCE HALL**

Turning staircase to first floor with understairs recess, radiator.

## **CLOAKROOM**

With porthole window to front, close coupled w.c., vanity washbasin with cupboards beneath, radiator.

## **LOUNGE**

A lovely light room with two aspects to front and side. TV aerial point, two radiators, marble and timber fire surround with gas fire point and marble hearth. Twin glazed doors opening to:

## **DINING ROOM**

Radiator, window to the side, sliding patio doors opening to:

## **CONSERVATORY**

Of UPVC construction on a brick base with vaulted roof and double doors to rear garden. Tiled floor.

## **KITCHEN**

Comprehensively fitted with a quality range of wood faced base and wall storage cupboards with laminated work surfaces and tiled splashbacks, small fitted breakfast bar. Inset stainless steel sink unit, provision for undercounter refrigerator, inset electric hob with filter hood above, built in double electric oven, built in understairs storage cupboard. Glass panelled door to dining room and archway to:

## **UTILITY ROOM**

Further range of base and wall storage cupboards, inset sink unit, part glazed door and window to rear aspect, wall mounted gas boiler providing central heating and domestic hot water, provision for washing machine and tumble dryer. Laminated work surface and tiled splashbacks, radiator. Door to:

## **WALK IN PANTRY**

Formerly the rear section of the garage with further door to the garage.

## **LANDING**

Access to roof space, built in airing cupboard with pre-lagged cylinder and immersion heater.

## **BATHROOM**

Refitted with a modern range of panelled bath with mixer tap and shower attachment, folding glass

screen, close coupled w.c., vanity wash basin, chrome heated towel rail, high level window, part tiled walls.

## **PRINCIPAL BEDROOM**

Radiator, window to rear aspect, door to:

## **ENSUITE**

Refitted with a double width shower enclosure with mixer shower. Close coupled w.c., vanity wash basin, wall mirror, electric shaver point, chrome heated towel rail, part tiled walls, window to rear.

## **BEDROOM 2**

Window to front aspect, radiator.

## **BEDROOM 3**

Window to side aspect, radiator, built in double wardrobe cupboard.

## **BEDROOM 4**

Radiator, window to front aspect.

## **OUTSIDE**

Integral GARAGE with up and over door, door to pantry, electric light and power point. Two timber GARDEN SHEDS.

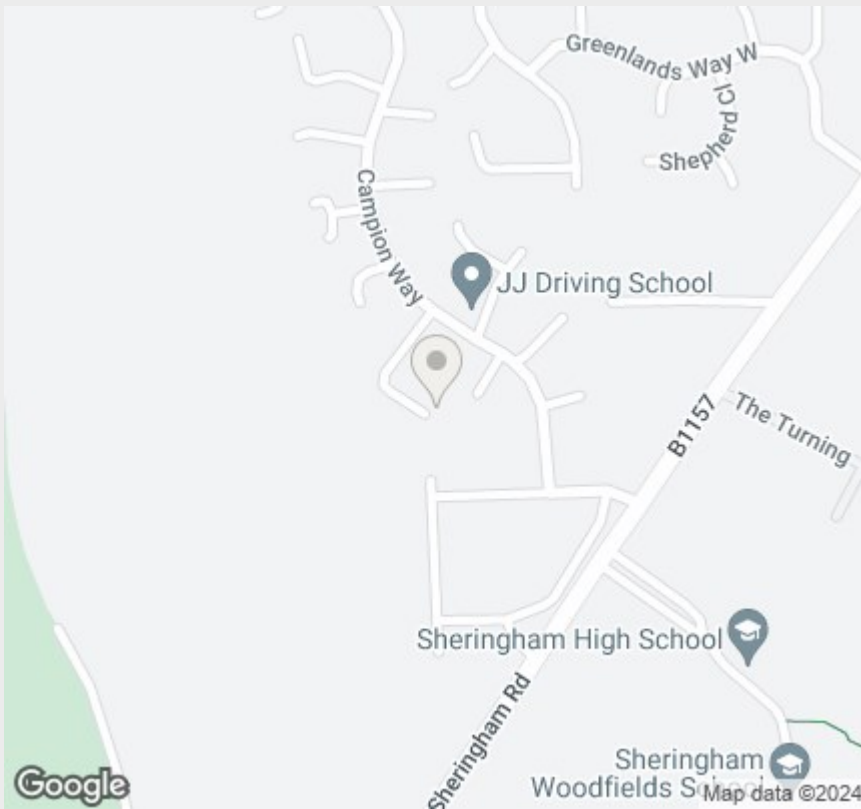
## **GARDENS**

The property is approached over a brickweave driveway and turning area providing ample off-road parking. There is a lawned area to the front and established shrub beds. A side access then leads to the fully enclosed rear garden which has a shingled area, further established planting and lawns. The rear garden wraps around the property to a further lawned area at the far side with small rockery.

## **AGENTS NOTE**

The property is freehold, has all mains services connected and has a Council Tax Rating of Band D. Please note the Guide Price includes all the white goods and the wardrobes in the bedrooms.



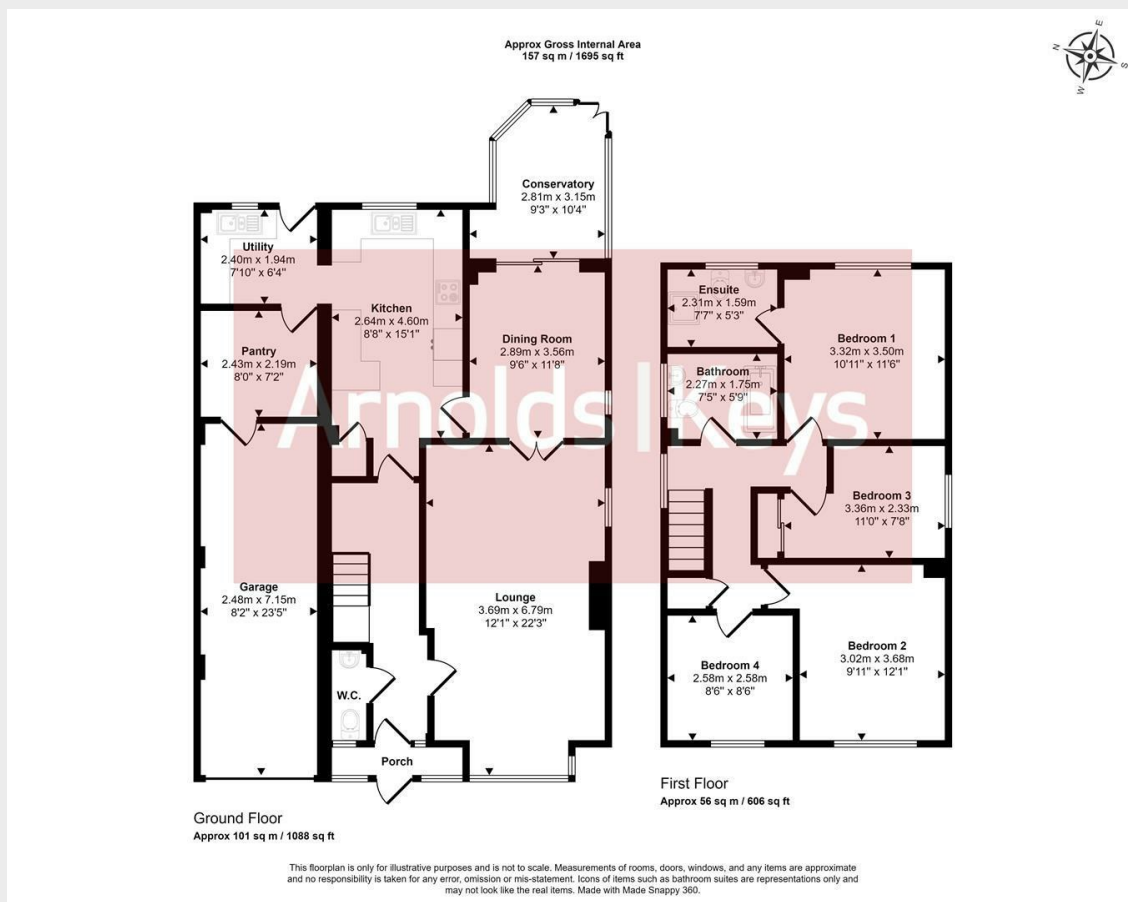


## Viewings

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>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</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.