



3 Juniper Grove, Sheringham, NR26 8LX

Price Guide £365,000

- Cul-de-sac location
- Two reception rooms
- New gas heating system
- Larger than average gardens
- Three bedrooms
- Two bathrooms (one ensuite)
- New windows and doors
- Close to Pretty Corner

3 Juniper Grove, Sheringham NR26 8LX

Occupying a cul-de-sac location on this popular residential development is this nicely proportioned detached bungalow offering three bedrooms, two reception rooms and a conservatory. The property also stands in a larger than average plot offering a good degree of privacy.

The property has been updated with a new heating system, new windows and doors in recent months and provides a most comfortable home within easy reach of the woodland at Pretty Corner. A local Convenience Store is close by too.



Council Tax Band: D



ENTRANCE PORCH

Of UPVC construction with door and windows to front aspect. Tiled floor and further glazed door opening to:

ENTRANCE HALL

Radiator, wood laminate flooring, access to roof space. Glazed door opening to:

LOUNGE

A lovely light room with two aspects to front and side. Stone fire surround with slate hearth, provision for TV, glazed door to :

DINING ROOM

Another bright room with window to the rear and then French doors to the Conservatory. Radiator, glazed door to the Kitchen.

CONSERVATORY

Of UPVC construction with windows and doors opening to rear garden.

KITCHEN

Fitted with a modern range of shaker-style base and wall cupboards with laminated work surfaces and tiled splashbacks. Inset sink unit, inset electric hob with filter hood above, built in double oven, radiator, tiled floor. Glazed door to:

UTILITY ROOM

With windows and door leading to rear garden, laminated work surface with inset sink unit, provision for washing machine, fitted cupboard.

SHOWER ROOM

Fitted with a double width shower enclosure with independent electric shower, vanity wash basin with cupboards beneath, close coupled w.c., radiator, window to rear aspect, part tiled walls and floor.

BEDROOM 1

Radiator, window to rear aspect, two double wardrobe cupboards, door to:

ENSUITE

Fitted shower enclosure with mixer shower unit, pedestal wash basin, close coupled w.c., tiled floor, part tiled walls, window to rear aspect.

BEDROOM 2

Radiator, window to front aspect, fitted wardrobe cupboard.

BEDROOM 3

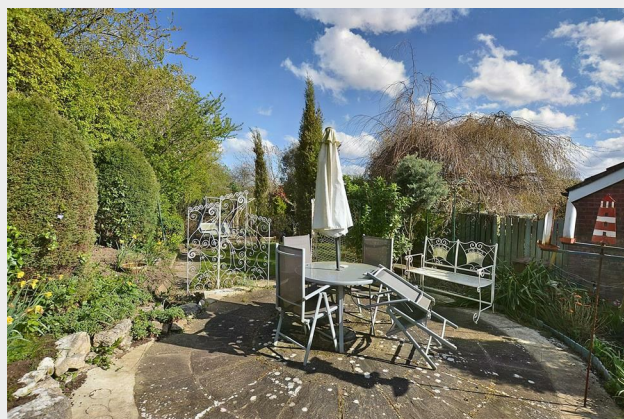
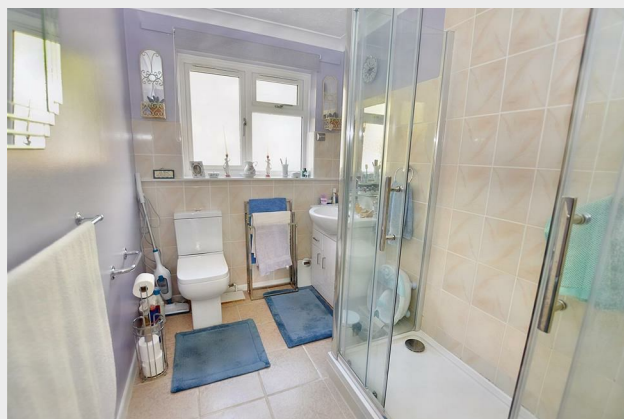
Radiator, window to front aspect, fitted wardrobe cupboard.

OUTSIDE

The property is approached over a driveway which provides ample off-road parking and leads to the GARAGE with an electric roller door and personal side door. A gate then leads to the fully enclosed rear garden area which has been terraced with numerous established flower beds, patio seating area, lawn, recently established orchard and a natural garden area. The garden then wraps around the side of the property with a further raised patio area and gravelled bed with mature hedging surrounding.

AGENTS NOTE

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




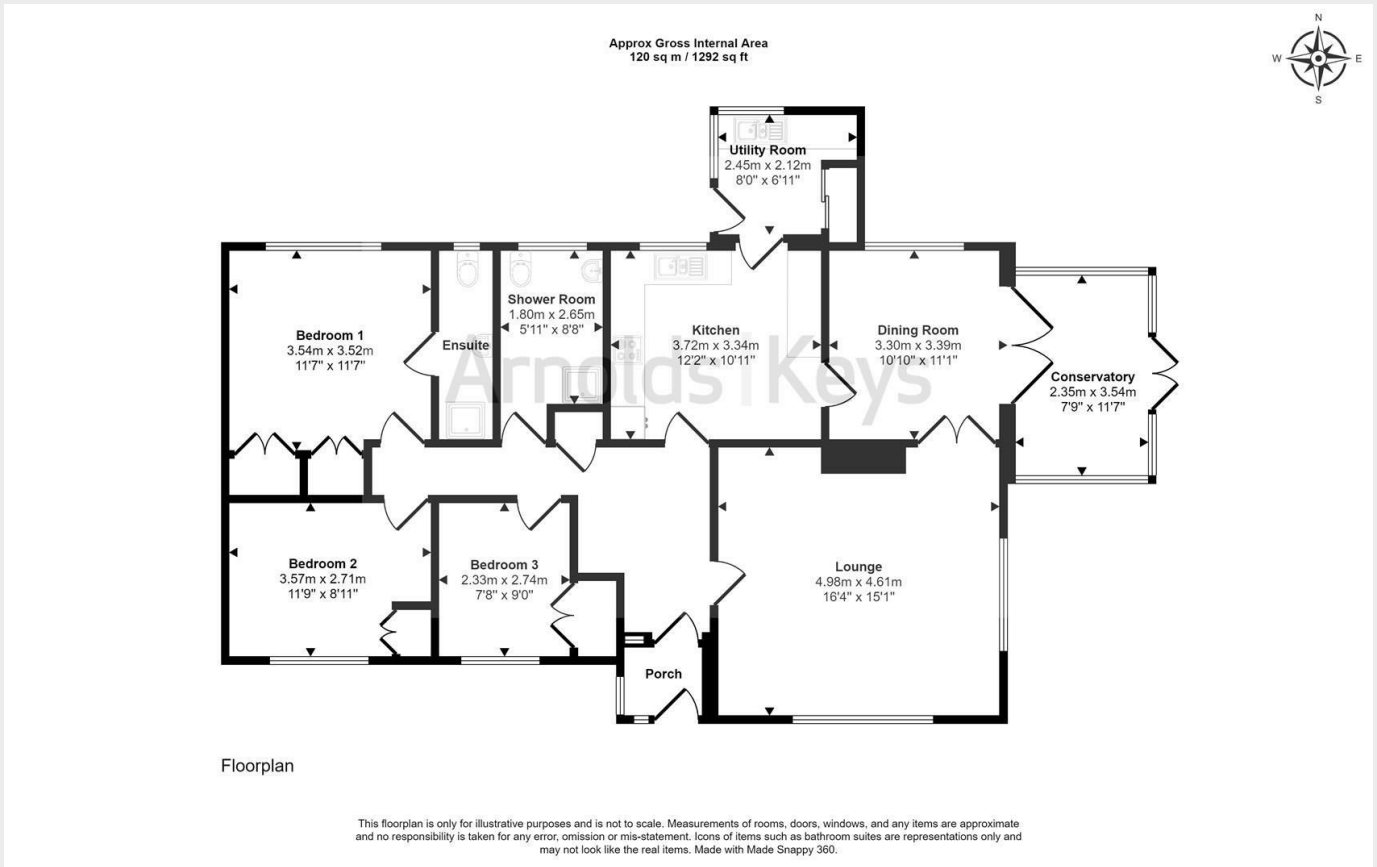


Viewings

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		65	
(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.

