

Arnolds | Keys



Sundial, 4 Curtis Lane, Sheringham, NR26 8DE

Price Guide £695,000

- Significant architectural importance
- Five Bedrooms
- Garage
- Highly favoured location
- Two bathrooms
- Updating required
- South facing aspect
- Three reception rooms
- Large garden

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Sundial, 4 Curtis Lane, Sheringham, NR26 8DE

A substantial detached dwelling of significant architectural importance having been designed by the well known Arts and Crafts Architect John Sydney Brocklesby. The property enjoys a slightly elevated position in this highly favoured location close to Beeston Common. The property boasts a southerly aspect and is within walking distance of the Town centre and beach.

The property has gas central heating, secondary glazing and stands in a generous plot of approximately half an acre (STMS) and including a detached garage. The property would benefit from some updating but this is reflected in the Guide Price.



Council Tax Band: F



ENTRANCE PORCH

With glazed panelled entrance door, tiled floor, further hardwood door opening to:

ENTRANCE HALL

Polished wood block floor, window to side aspect, stairs to first floor with understairs storage cupboard.

CLOAKROOM

Close coupled w.c., wash basin with tiled splashbacks. Window to side aspect.

LIBRARY

Window to front aspect, red brick fireplace with tiled hearth and mantel. Folding wooden doors opening to:

DINING ROOM

With wide bay window to front aspect, feature red brick fireplace with tiled hearth and mantel, currently housing a gas fire. Two radiators, provision for TV, glass panelled doors leading to:

CONSERVATORY

With tiled floor and glazed doors opening to south facing garden. Window to sitting room.

SITTING ROOM

Large bay window to front aspect, period timber and tiled fire surround with tiled hearth and provision for open fire if required. TV aerial point, radiator. Door to:

OFFICE

Fitted shelved storage cupboard, window to rear aspect.

KITCHEN/BREAKFAST ROOM

Fitted with a range of shaker style base and wall storage cupboards including peninsular unit with wood work surfaces, inset Belfast sink with tiled splashbacks, provision for dishwasher, recess for range style stove with extractor fan, ornate glazed cupboard, tiled floor, windows to rear aspect, door leading to:

LAUNDRY ROOM

Further range of base and wall cupboards with laminated work surface, inset sink unit, floor mounted gas fired boiler providing gas central heating and domestic hot water, window to side aspect and door to rear, part tiled walls.

FIRST FLOOR

LANDING

Large walk-in airing cupboard with lagged cylinder and immersion heater. Stairs to second floor, window and fitted cupboards on half landing.

PRINCIPAL BEDROOM 1

A light room with two aspects to front and side with excellent southerly views. Radiator, two fitted wardrobe cupboards, door opening to:

ENSUITE

Panelled bath with telephone style mixer tap and shower attachment, pedestal wash basin, close coupled w.c., wall mounted electric heater, heated towel rail, Velux roof light. Tiled splashbacks.

BEDROOM 2

Another light room with two aspects to front and side with excellent southerly views, radiator, range of fitted bedroom furniture.

BATHROOM

Panelled bath with telephone style mixer tap and shower attachment, pedestal wash basin, double width shower cubicle with electric shower unit, fitted cupboard, part tiled walls, radiator, window to side aspect.

BEDROOM 5

Radiator, window to side aspect.

SECOND FLOOR

Window to rear aspect.

BEDROOM 3

Window to side aspect, fitted cupboard, period fireplace.

BEDROOM 4

Window to side aspect.

OUTSIDE.

The property has a DETACHED GARAGE with driveway off Curtis Lane and ample off-road parking. Other outbuildings include GREENHOUSE and STORE SHED.

GARDENS

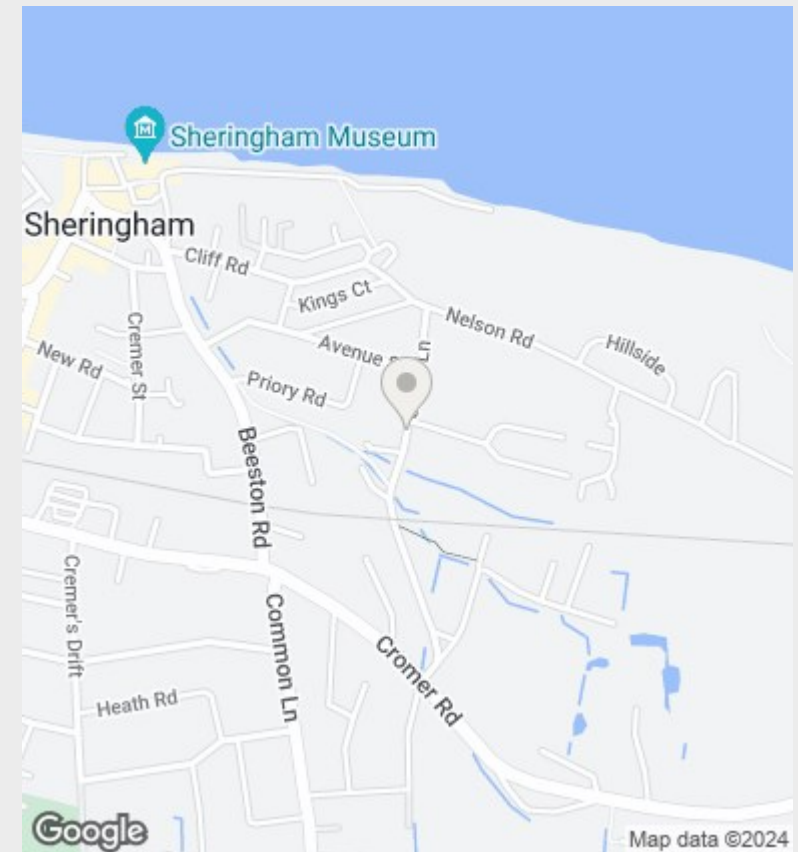
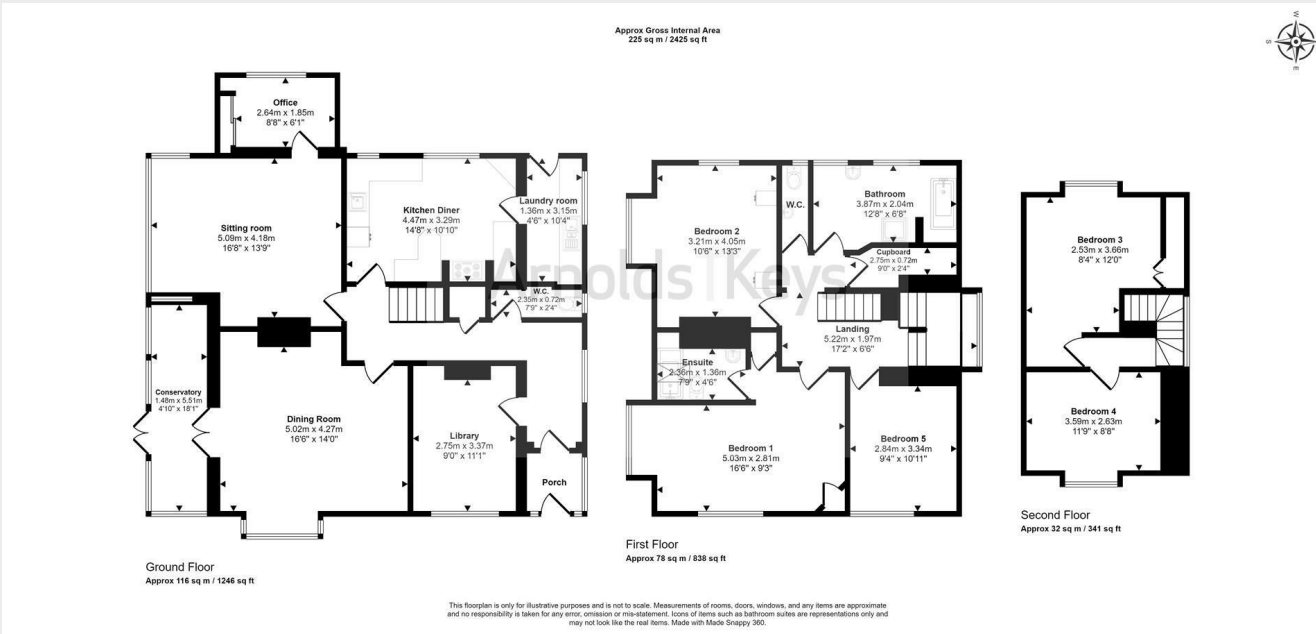
The property stands in a mature plot and enjoys a southerly aspect. The grounds are terraced to include lawned areas, raised patio and several mature shrubs and trees in an established setting. The gardens offer a good degree of privacy.

AGENTS NOTE

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







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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	