

# Arnolds | Keys



## 1 Snaefell Park, Sheringham, NR26 8GZ

**Price Guide £625,000**

- Individual, three-storey property
- Garden Room
- Gas central heating
- Five Bedrooms
- Double garage
- Sealed unit glazing
- Three bathrooms
- Enclosed gardens
- Views to the sea in the distance

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# 1 Snaefell Park, Sheringham NR26 8GZ

We are delighted to bring this property to the market; originally known as the Betjeman, it is the only one of its kind on Snaefell Park. The thoughtful design has produced a property that offers clever use of space to provide five bedrooms, three of which have en-suite facilities. Being arranged over three floors, with two French balconies on the second floor, the accommodation benefits from excellent views over the surrounding area to the sea in the distance.

The interior of the property is beautifully presented and there is the addition of a large, vaulted Garden Room. The accommodation has the benefit of gas fired central heating (under floor on the ground floor, radiators elsewhere), sealed unit glazing and cavity wall insulation.

The Town Centre is just a few hundred metres distant and offers a wide selection of shops and both bus and rail services.



Council Tax Band: F



## **ENTRANCE PORCH**

Archway, outside light, part glazed door opening to:

## **RECEPTION HALL**

Large built-in cloaks cupboard, turning staircase to first floor.

## **CLOAKROOM**

Close coupled WC, vanity wash basin with cupboards beneath, part tiled walls.

## **LOUNGE**

An attractive room with a feature stone fireplace set at an angle and housing a live coal gas fire with brass surround, TV aerial point, two ceiling light points, picture light points, double doors to entrance hall, triple aspects including patio doors opening to: -

## **GARDEN ROOM**

Recently replaced solid vaulted roof, stone tiled floor, one single and one set of double doors to the rear garden.

## **DINING ROOM**

Please note this room is currently used as a second sitting room and has a wide rectangular bay window with three aspects. T.V. aerial point, picture lights to wall.

## **KITCHEN**

Approached via archway from hall and with a high quality range of cherry wood base and wall storage cupboards with laminated work surfaces and tiled splashbacks, four ring gas hob unit with extractor hood above, double built-in electric oven and microwave, inset 1 ½ bowl sink unit with mixer tap, laminate floor. Door leading to: -

## **UTILITY ROOM**

Further matching cherry wood base and wall storage cupboards with laminated work surfaces, inset granite style sink unit, tiled splashbacks, laminate flooring, part glazed door to rear garden.

## **FIRST FLOOR**

## **LANDING**

Turning staircase to second floor. Radiator, built-in airing cupboard housing large factory lagged cylinder.

## **BEDROOM 1**

Radiator, TV aerial point, two built-in wardrobe cupboards with folding mirrored doors, telephone point. Door to:

## **ENSUITE**

With full suite comprising panelled bath in ceramic tiled arched recess with shower and screen, bidet, low level WC, vanity wash basin with cupboards beneath, half tiled walls, electric shaver point, extractor fan.

## **BEDROOM 2**

Views to the sea in the distance, radiator, built-in double wardrobe cupboard with folding mirrored doors. Door to:

## **ENSUITE**

With double width shower cubicle in arched recess, vanity wash basin with cupboards beneath, low level WC, tiled walls, electric shaver point.

## **STUDY**

Radiator, telephone point, large rectangular bay window with three aspects enjoying a southerly aspect.

## **SECOND FLOOR**

## **LANDING**

Radiator, access to insulated roof space.

## **BEDROOM 3**

Two aspects including double casement doors to French balcony, radiator, large built-in wardrobe cupboard with folding mirrored doors. Door to:

## **ENSUITE**

(also accessible from bedroom 4). With full suite comprising panelled bath in ceramic tiled arched recess with shower and screen, bidet, low level WC, vanity wash basin with cupboards beneath, tiled walls, electric shaver point, extractor fan.

#### **BEDROOM 4**

Double casement doors to French balcony, second aspect with sea views, built-in double wardrobe cupboard with folding mirrored doors, radiator.

#### **BEDROOM 5**

Radiator, built-in wardrobe cupboard with folding mirrored doors.

#### **SHOWER ROOM**

Double width shower in tiled recess, low level WC, pedestal wash basin, complementary tiling, electric shaver point.

#### **OUTSIDE**

DOUBLE GARAGE 18'1 x 17'4 Twin remote control up and over entrance doors, electric lighting and power points. Timber GARDEN SHED.

#### **GARDENS**

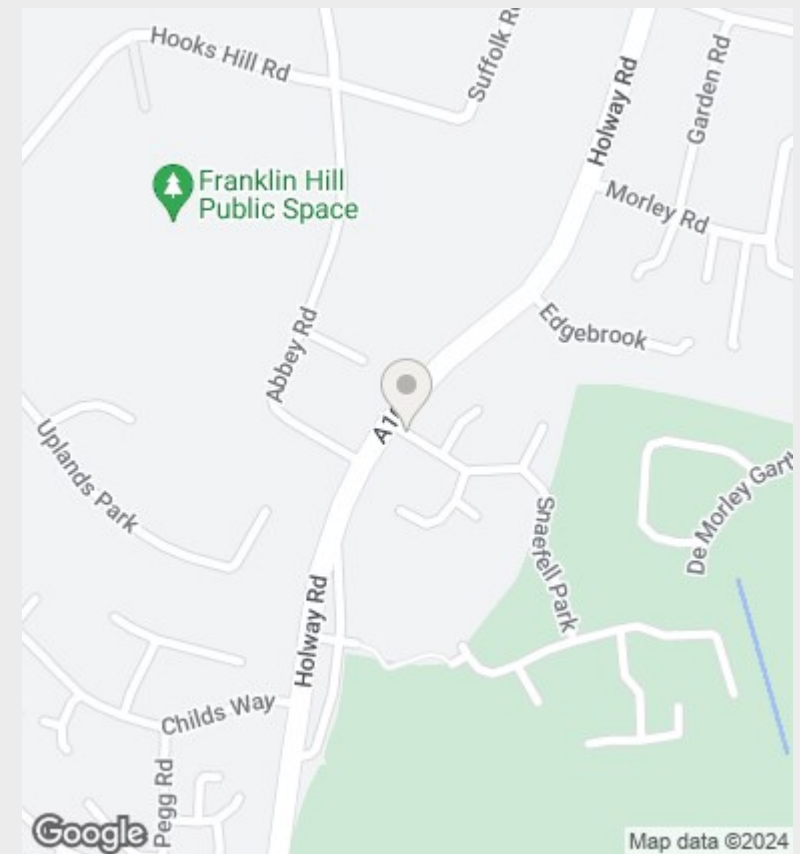
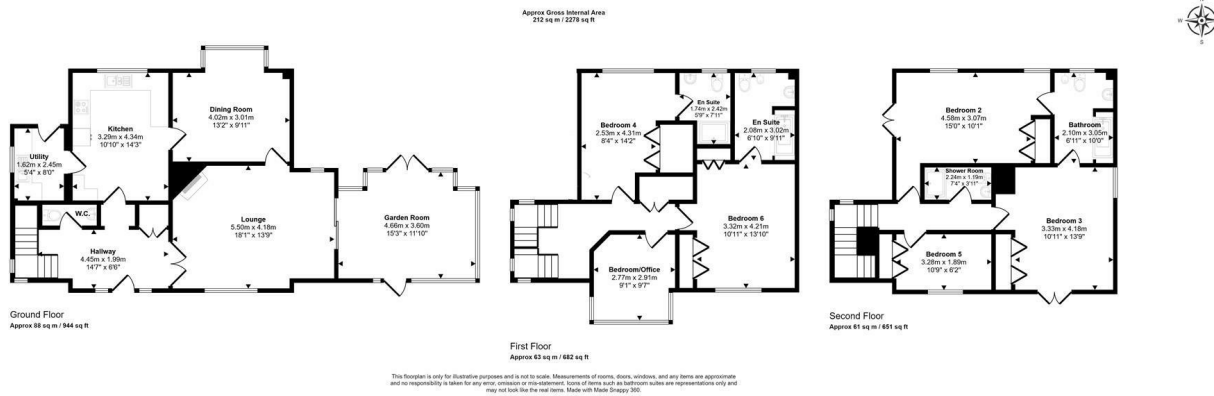
The property stands in neatly maintained walled gardens providing a good degree of privacy. The gardens are mostly lawned for ease of maintenance with attractive, established planting throughout including a number of seating areas to take advantage of the sun. Steps leading down to the garage and paths to both front and rear entrance.

#### **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 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	