

Arnolds | Keys



46 Childs Way, Sheringham, NR26 8TX

Price Guide £450,000

- Cul-de-sac location
- Stunning presentation
- Large garden room at the rear
- Three bedrooms
- Recently refurbished throughout
- Beautifully maintained gardens
- Gas central heating
- Two bathrooms

46 Childs Way, Sheringham. NR26 8TX

A superbly presented detached bungalow enjoying a cul-de-sac location on this popular development towards the outskirts of Town. The well known wooded area of Pretty Corner is a short walk and the Town Centre is approximately 3/4 mile distant.

The property underwent significant refurbishment in 2021 and is beautifully proportioned throughout, including a large Garden Room at the rear overlooking the neatly maintained gardens. The accommodation has gas fired central heating and sealed unit glazing throughout.



Council Tax Band: D



ENTRANCE PORCH CANOPY

With outside light and part glazed entrance door opening to:

ENTRANCE HALL

Radiator, built in store cupboard, built in airing cupboard with factory lagged cylinder and pump for shower. Access via folding ladder to loft space.

SITTING ROOM

A lovely light room with wide bay window to the front aspect, timber and marble fire surround with living flame gas fire, radiator, three wall light points, provision for TV. Two glazed doors opening to:

KITCHEN/DINING ROOM

Beautifully refurbished with a high quality range of contemporary style, high gloss, base and wall units with solid work surfaces and matching upstands. Integrated appliances include an electric induction hob with extractor hood above, electric double oven and dishwasher. Part glazed door to side and window overlooking the rear garden. The dining area has a radiator and patio doors opening to:

GARDEN ROOM

This room was recently upgraded with the installation of a solid roof and has a modern wall-mounted electric heater. A fully glazed door leads to the rear patio.

UTILITY ROOM

(Formerly the rear section of the garage) Door from kitchen and with provision for washing machine. A further door leads to the front section of the garage which is now a WORKSHOP.

SHOWER ROOM

Fitted with a level entry, double width shower enclosure with pumped mixer shower, concealed cistern w.c., vanity wash basin with cupboard beneath, chrome heated towel rail, electric shaver point, window to side aspect.

PRINCIPAL BEDROOM

With window to front aspect, built in double wardrobe with mirrored doors, further range of fitted wardrobe cupboards, radiator, door to:

ENSUITE

Shower enclosure with pumped mixer shower, vanity wash basin with cupboard beneath, close coupled w.c., chrome heated towel rail, electric shaver point, wall mirror.

BEDROOM 2

Radiator, window to rear aspect, fitted double wardrobe.

BEDROOM 3

Radiator, window to garden room, provision for TV.

GARDENS

To the front of the property is a driveway providing off road parking for two cars. To the side of the drive is a pathway leading to the entrance and also a low-maintenance gravelled bed with miniature shrubs to the border. The rear garden is fully enclosed and beautifully maintained with an extensive lawn, two patio areas and established planting to the borders.

AGENTS NOTE

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



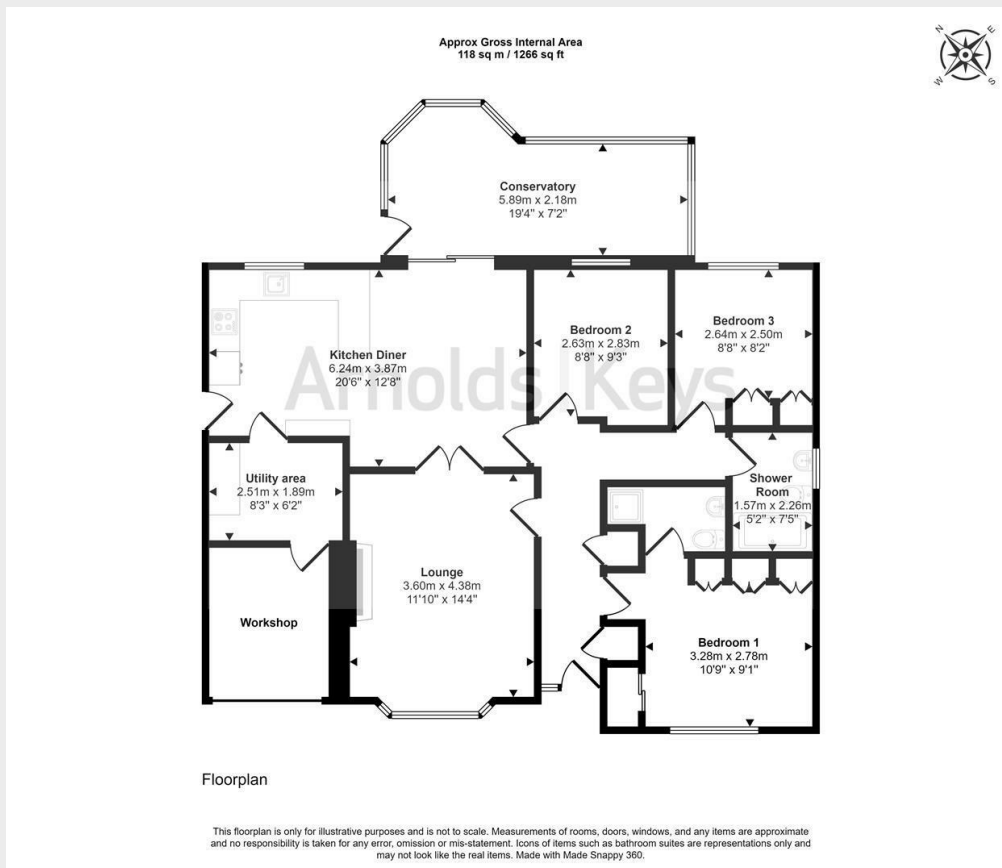


Viewings

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			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 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.

