

Arnolds | Keys



15 Vincent Road, Sheringham, NR26 8BP

Price Guide £525,000

- No onward chain
- Sea views
- Up to four bedrooms
- Double garage
- Split level design
- Flexible accommodation
- Gas central heating
- Two bathrooms

15 Vincent Road, Sheringham NR26 8BP

Offered with no onward chain is this highly individual detached dwelling enjoying excellent views of the sea from the principal accommodation. The property is of a split-level design and is beautifully proportioned offering up to four bedrooms. The design is further enhanced with the addition of a Garden Room at the rear.

Vincent Road is an established residential location and is just a short walk from the beach and Town Centre with its excellent selection of local shops and restaurants.



Council Tax Band: D



ENTRANCE PORCH

With part glazed, composite entrance door, further glazed door leading to:

ENTRANCE HALL

Turning staircase to half landing with understairs cupboard, radiator, wood laminate floor.

SHOWER ROOM

Corner shower enclosure with mixer shower, vanity wash basin with cupboards beneath, close coupled w.c., radiator. Window to side aspect.

BEDROOM 4/STUDY

Window to front aspect, radiator, provision for TV.

KITCHEN/DINING ROOM

A beautiful room with an open plan design. The kitchen has been re-fitted with a high quality range of base and wall storage cupboards with granite work surfaces, inset sink unit, inset electric hob with filter hood above, integrated dishwasher, integrated fridge/freezer, built in double electric oven, window to rear aspect with views to the sea. Open plan to dining area with continuation of wood laminate floor, radiator, stable door to REAR PORCH. Open to:

GARDEN ROOM

With radiator, extensive UPVC windows overlooking rear garden, double doors to patio.

LOUNGE

A beautiful room with windows to front and rear including views to the sea. Polished wood floor, redbrick fireplace with timber mantel and tiled hearth, currently housing a living flame gas fire. Provision for TV.

FIRST FLOOR

BATHROOM

Corner shower enclosure with mixer shower, close coupled w.c., vanity wash basin with cupboards beneath, panelled bath, heated towel rail, window to front aspect with obscure glass.

BEDROOM 1

Radiator, window to front aspect with sea views.

BEDROOM 2

Radiator, window to front aspect with sea views.

BEDROOM 3

Radiator, window to rear aspect.

OUTSIDE

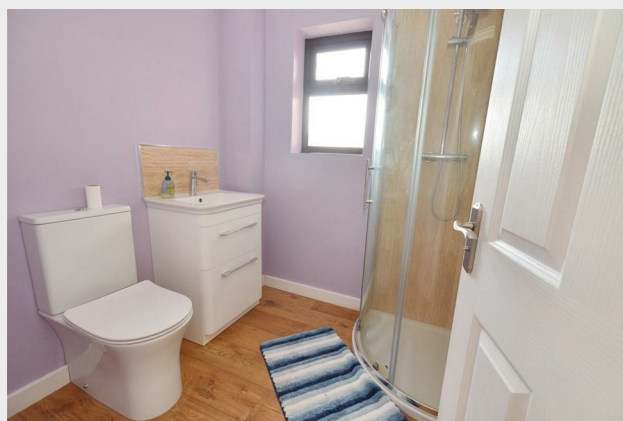
Integral DOUBLE GARAGE: With large up and over door, electric light and power points. Personal rear door.

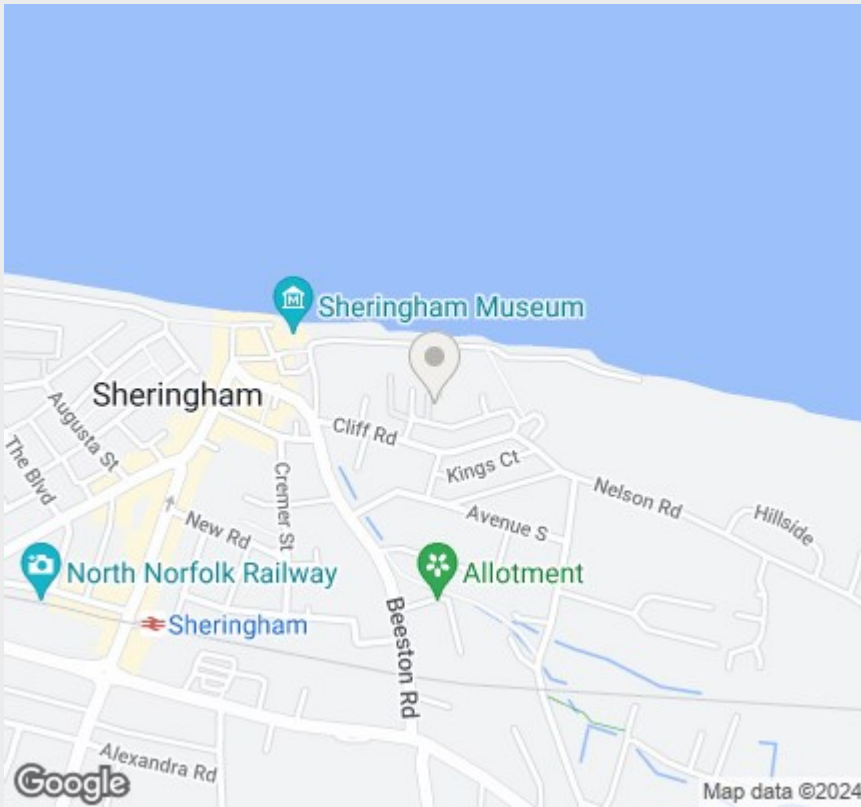
GARDENS

The property has a wide shingled driveway providing ample off-road parking. There is a raised garden also at the front arranged for ease of maintenance with shingle beds and established planting. A side access then leads to the rear garden which has two lawned areas, two paved patios and established shrubs interspersed throughout the garden.

AGENTS NOTE

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



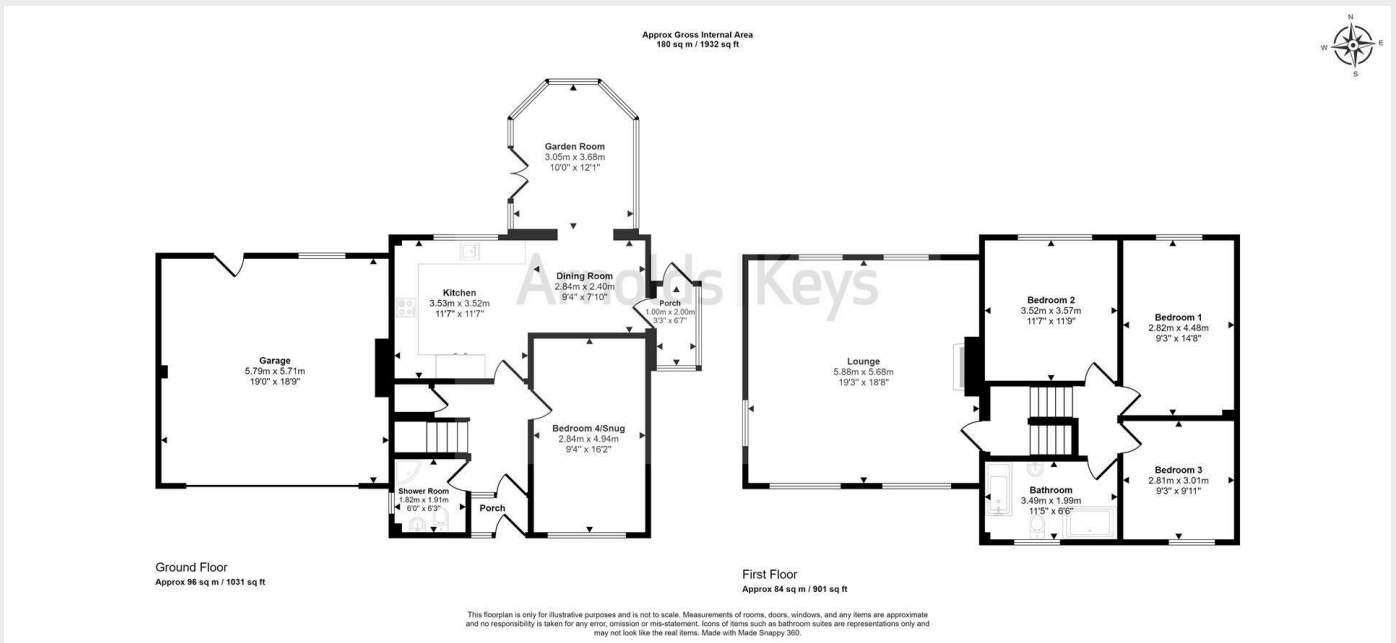


Viewings

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			73
(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 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.

