

Arnolds | Keys



4 Beeston Common, Sheringham, NR26 8ES

Price Guide £325,000

- Deceptive accommodation
- Three bedrooms
- Highly favoured location
- Neat gardens front and rear
- Two reception rooms
- Gas central heating
- Views over Beeston Common
- Off-road parking at the rear.

4 Beeston Common, Sheringham NR26 8ES

An attractive, semi-detached dwelling located in a highly favoured location enjoying views over Beeston Common. The property offers deceptive, well-proportioned accommodation offering three bedrooms and two reception rooms. The accommodation has the benefit of gas fired central heating throughout.

The property stands in neatly maintained gardens with off-road parking for at least two vehicles at the rear. The Town Centre and beach are within easy access and may be reached via the many number of footpaths across Beeston Common.



Council Tax Band: C



ENTRANCE PORCH

Of timber construction and tiled floor. Part glazed wooden entrance door opening to:

ENTRANCE HALL

Staircase to first floor with small understairs cupboard, polished wood block floor, radiator.

LOUNGE

A lovely light room with large bay window to the front and second aspect to the side. Radiator, period timber and tiled fire surround with open fire if required. Provision for TV.

DINING ROOM

Another lovely light room with French doors to the side, radiator, tiled fireplace, radiator, glazed panel to utility room.

KITCHEN

Fitted with a range of base and wall cupboards with laminated work surfaces and tiled splashbacks, stainless steel sink unit, point for electric cooker, radiator, window to rear aspect, part glazed door to the rear porch.

UTILITY ROOM

Fitted store cupboards, wall mounted gas fired boiler providing central heating and domestic hot water, provision for washing machine, two windows to rear.

REAR PORCH

Of timber construction with door and windows to rear aspect.

FIRST FLOOR

WIDE LANDING

L shaped with window to front aspect, access to roof space. Radiator.

BEDROOM 1

With two aspects to front and side including lovely views over the Common. Radiator.

BEDROOM 2

Built in cupboard, radiator, window to side aspect.

SEPARATE W.C.

Window to rear aspect, low level w.c.

BATHROOM

Fitted airing cupboard, panelled bath, widow to rear aspect, pedestal wash basin, radiator.

BEDROOM 3

Radiator, window to rear aspect.

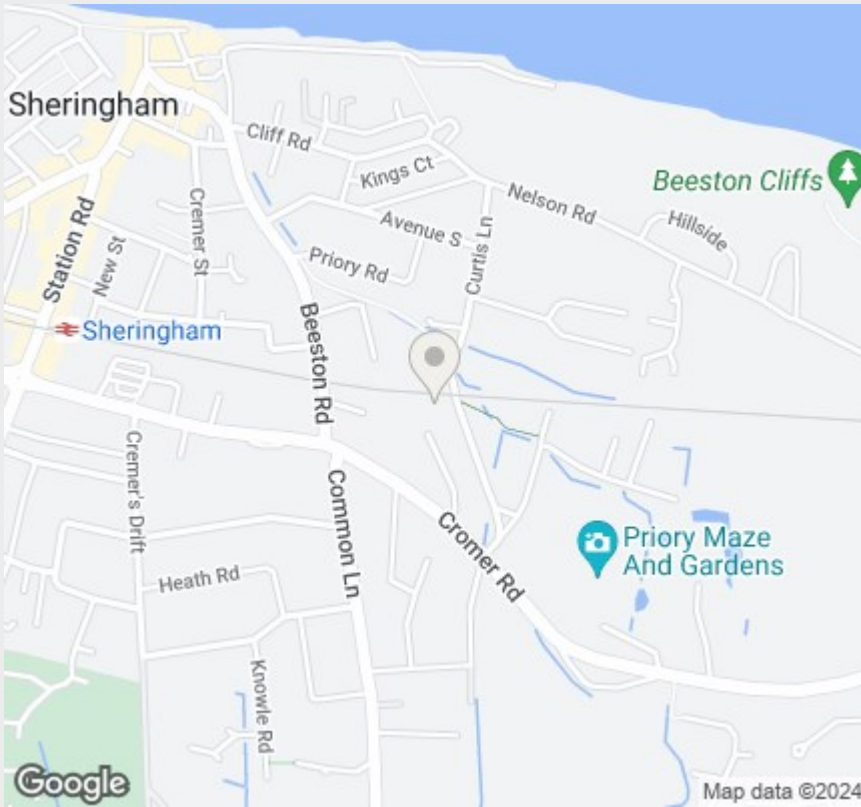
GARDENS

To the front of the property, and approached off Beeston Common, is an enclosed garden with neatly presented lawn and established shrub beds and borders. A side access then leads to the rear garden where there is a small outbuilding. A shingle path leads to the off-road parking spaces which are approached from Jubilee Drive. The rear garden has a further lawned area with beautifully stocked shrub and flower beds.

AGENTS NOTE

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



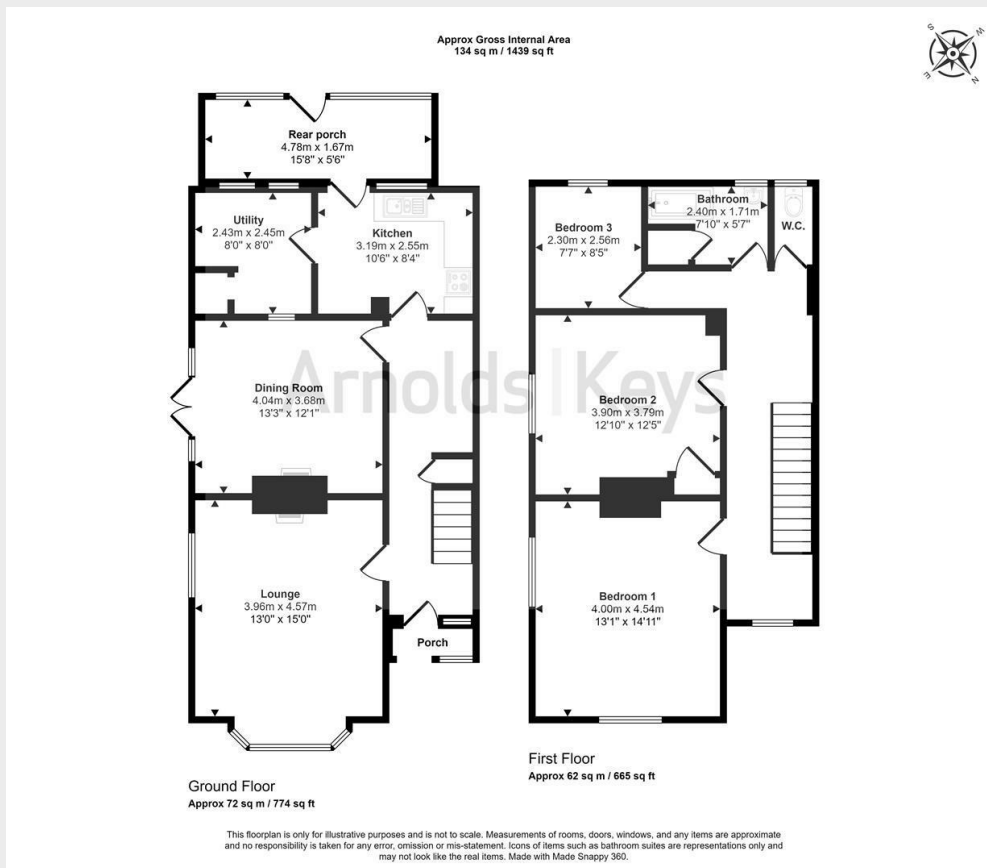


Viewings

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			
(55-68) D		60	
(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.

