

Arnolds | Keys



21 Common Lane, Sheringham, NR26 8PN

Price Guide £625,000

- Established residential area
- Adaptable accommodation
- Three reception rooms
- Enclosed rear garden
- Modern extension at the rear
- Up to four bedrooms
- Ample off-road parking
- Gas central heating

21 Common Lane, Sheringham, NR26 8PN

A beautifully appointed detached dwelling having recently been extended at the rear to provide a wonderful family home offering adaptable accommodation with up to four bedrooms. The property is located in an established residential area within easy access of the Town's amenities and within walking distance of the beach.

The property has gas central heating and sealed unit glazing throughout including two sets of bi-fold doors opening from the extension into the enclosed rear garden. A private viewing is essential to appreciate all this property has to offer.



Council Tax Band: D



ENTRANCE PORCH

Part glazed composite entrance door, windows to the side, tiled floor. Further part glazed door opening to:

ENTRANCE HALL

With tiled floor, radiator, turning stairs to first floor.

CLOAKROOM

Close coupled w.c., wash basin, part tiled walls.

SITTING ROOM

Large picture window to front aspect and second aspect to the side, feature red brick fire surround with timber mantel and tiled hearth housing wood burning stove. Provision for TV.

SNUG/BEDROOM 4

Picture window to front aspect, brick fireplace with timber mantel and tiled hearth with open fire if required, provision for TV, radiator.

KITCHEN AREA

Beautifully fitted with a range of contemporary high gloss base and wall storage units with granite work surfaces and matching upstands including a peninsular unit with small breakfast bar, inset sink unit, two built in electric ovens, inset electric hob with stainless extractor hood above, integrated dishwasher, tiled floor with underfloor electric heating. Open plan design leading to:

GARDEN ROOM

Continuation of the tiled floor with gas underfloor heating, two sets of bi-fold doors opening onto the patio and making for a very light room with its large lantern roof too. Door to:

UTILITY ROOM

Continuation of tiled floor, further high gloss base and wall cupboards, provision for washing machine and dryer, inset sink unit, concealed gas boiler providing central heating and domestic hot water. Window to rear aspect.

DINING ROOM

Approached via an archway from the kitchen area. Engineered wood floor, radiator, French doors to rear, glass panelled door leading to:

OFFICE

Window to front aspect, radiator, engineered wood floor.

FIRST FLOOR

LANDING

Window to front aspect, fitted store cupboard, access to roof space.

BEDROOM 1

Window to front aspect, radiator, one wall completely fitted with a range of wardrobe and drawer units and provision for wall mounted TV.

BEDROOM 2

Window to front aspect, radiator, two built in wardrobe cupboards.

BEDROOM 3

Window to rear aspect, provision for radiator.

BATHROOM

Contemporary suite of double ended bath with central mixer tap, vanity wash basin with drawers beneath, close coupled w.c., corner shower enclosure with mixer shower. Radiator, part tiled walls, chrome heated towel rail. Window to rear aspect.

OUTSIDE

The property is approached over a wide, brick weave driveway offering ample off-road parking for a number of vehicles. There are some raised flower beds and a wheelie bin store. A side gate then leads to the rear garden which is fully enclosed and has been landscaped to provide a number of areas for outside dining including a large patio with screening and leading to a lawned area with established planting. There is a timber garden store and log store.

AGENTS NOTE

The property is freehold, has all mains services connected and has 13 PV panels on the roof (owned, not leased) The property has a Council Tax rating of Band D.




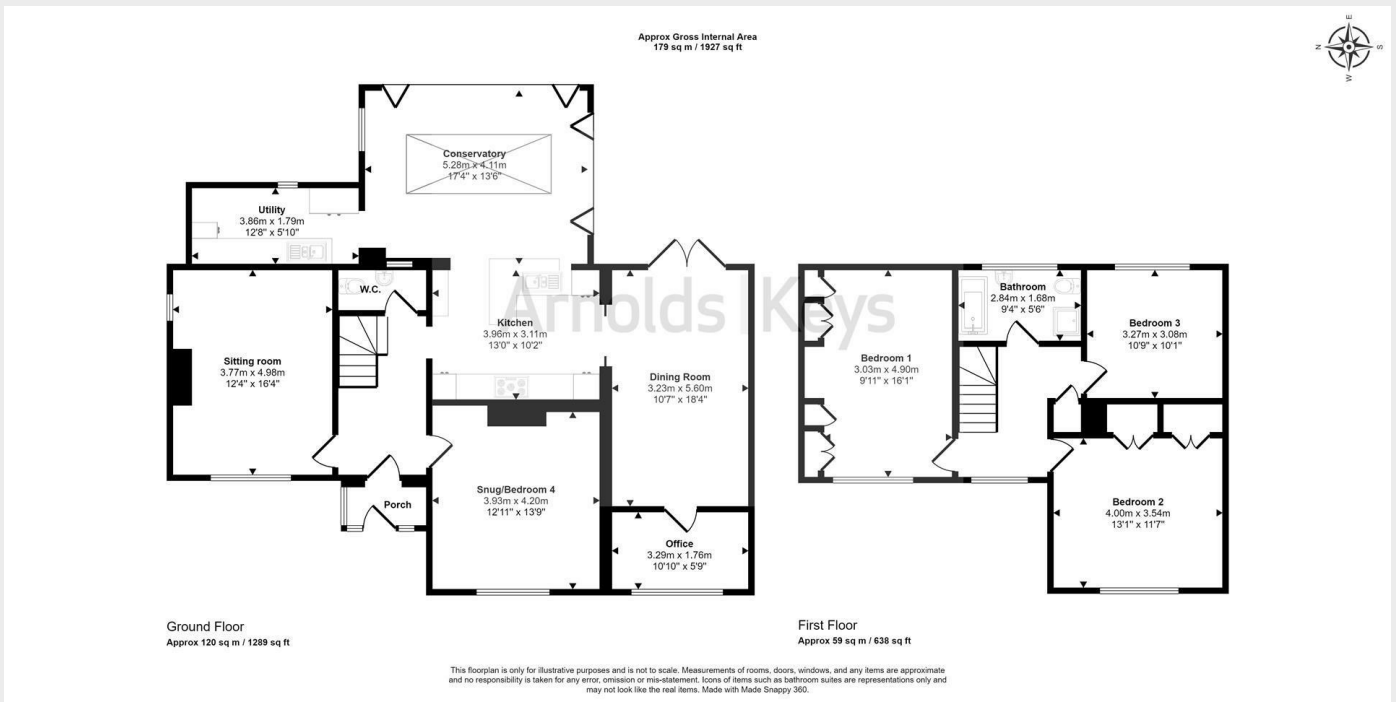


Viewings

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			
(81-91) B			77
(69-80) C		64	
(55-68) D			
(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.

