



## 2 Woodland Rise West, Sheringham, NR26 8NZ

Price Guide £595,000

- Large south facing plot
- Large dwelling with annexe
- Up to five bedrooms
- Gas central heating
- Backing onto woodland
- Adaptable accommodation
- Three bathrooms
- Double garage



# 2 Woodland Rise West, Sheringham. NR26 8NZ

This is a large detached dwelling offering adaptable and beautifully proportioned accommodation enjoying a south facing aspect over the generous gardens. The property is on the southern outskirts of the Town backing onto the woodland at Pretty Corner. The accommodation is arranged to provide a generous family home and attached annexe; both with gas central heating.

The Town Centre is approximately 3/4 mile distance although there is a local Convenience Store close by. Both bus and rails services are in the Town Centre providing convenient access to the County capital of Norwich.



Council Tax Band: E



## RECEPTION HALL

With composite entrance door, large picture window to front aspect, polished wood block floor, stairs to first floor with understairs store cupboard, further built in store cupboard.

## OFFICE

Wall mounted gas fired boiler, window to front aspect, fitted desktop/work surface.

## CLOAKROOM

Vanity wash basin with cupboard beneath and wall mirror above, close coupled w.c., radiator, part tiled walls, extractor fan.

## LOUNGE

Large picture window to front aspect, two radiator, inset coal effect electric fire, four wall light points, bi-fold doors opening to:

## CONSERVATORY

With vaulted roof, tiled floor and double doors to rear garden.

## DINING ROOM

With panelled doors from lounge, French doors to rear patio, radiator, door to:

## KITCHEN

Comprehensively fitted with a wide range of high gloss base and wall units with solid work surfaces with raised upstands and tiled splashbacks, inset electric hob unit, built in electric double oven, inset double bowl sink unit, window to rear aspect, integrated dishwasher, space for fridge/freezer, radiator. Door to:

## UTILITY ROOM

Fitted shelving, provision for washing machine and tumble dryer, door to Garage. This room previously led to the annexe and access could easily be re-instated if required.

## FIRST FLOOR

Galleried landing with window to front aspect, radiator.

## BEDROOM 1

Window to rear aspect, radiator, one wall completely fitted with a range of bedroom furniture. Door to:

## ENSUITE

Corner shower enclosure, vanity wash basin with drawers beneath, close coupled w.c., heated towel rail, part tiled walls, fitted shelving.

## BEDROOM 2

Window to rear aspect, radiator.

## BEDROOM 3

Window to front aspect, radiator.

## BEDROOM 4

Radiator, window to rear aspect.

## BATHROOM

Panelled bath, with shower above, vanity wash basin with cupboards beneath, concealed cistern w.c., tiled floor and part tiled walls, window to front aspect, heated towel rail.

## ANNEXE

## HALLWAY

Part glazed entrance door, built in cupboard.

## BATHROOM

Panelled bath with mixer tap and shower, pedestal wash basin, close coupled w.c., shower enclosure. Tiled floor and part tiled walls, radiator, window to front.

## BEDROOM

Radiator, window to rear.

## KITCHEN

Fitted with a range of white base and wall cupboards with work surfaces, integrated sink unit, electric hob and built in oven. radiator, window to rear.

## LOUNGE

Patio doors to rear garden (garden area section off from main garden) second aspect to the side, radiator.

## OUTSIDE

Integral DOUBLE GARAGE with electric up and over door.

## GARDENS

The property is approached over a wide tarmac driveway providing additional off-road parking. There is a lawned area with established planting also at the front. The rear garden enjoys a southerly aspect, is fully enclosed and enjoys a terraced patio area with extensive lawned area, small range of outbuildings, established shrub planting providing a good degree of privacy.

## AGENTS NOTE

The property is freehold, has the benefit of all mains services and has a Council Tax rating of Band E.





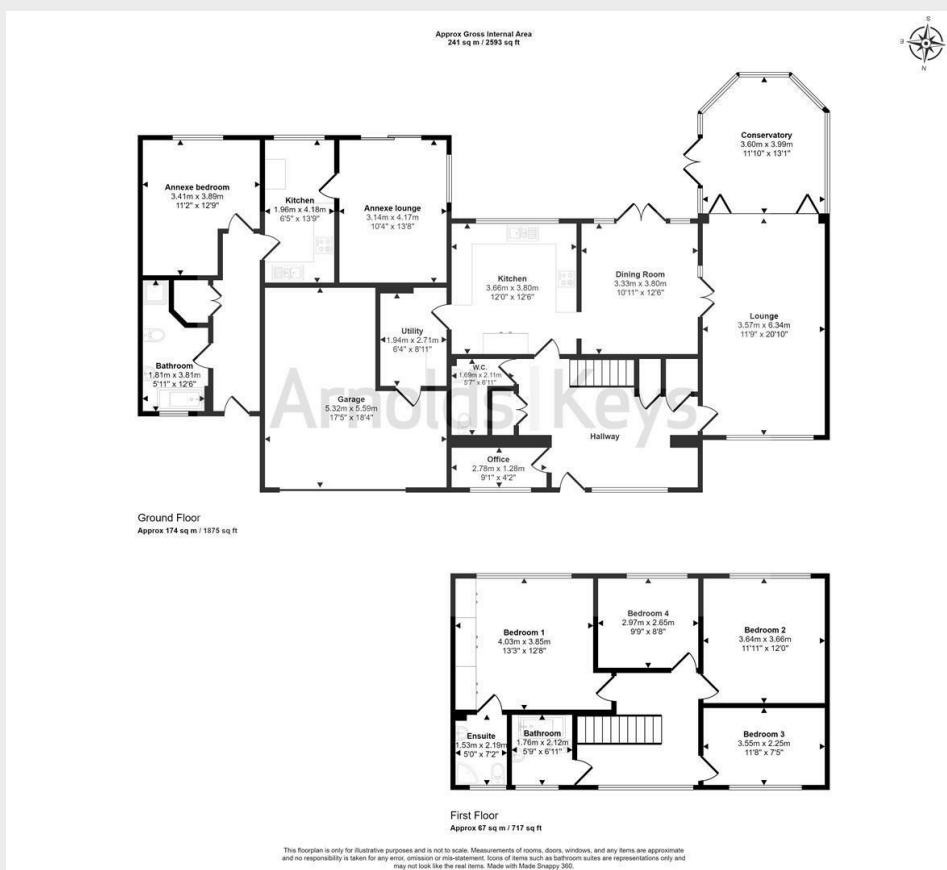
## Viewings

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 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.



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