

Arnolds | Keys



Pebblegate, 2 Curtis Lane, Sheringham, Norfolk, NR26 8DE

Price Guide £600,000

- Significant architectural heritage
- Adaptable accommodation
- Separate garage and off road parking
- Highly favoured location
- Four Bedrooms
- Southerly aspect.
- Beautifully presented internally and externally
- Two bathrooms
- Close to Beeston Common

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Pebblegate, 2 Curtis Lane, Sheringham NR26 8DE

A beautiful property with notable architectural heritage being one of J S Brocklesby's designs dating back to the early 20th century. Pebblegate is also famous for it's amazing thatched gateway setting the scene as you approach the property which enjoys a southerly aspect in this highly favoured location.

The superbly presented accommodation has retained a number of the original features combined with some more modern improvements, to create a wonderful family home of charm and character. The property offers flexible accommodation with two reception rooms, four bedrooms one with ensuite facilities. The property stands in neatly maintained gardens and also has the benefit of a detached garage on a separate plot of land to the south.



Council Tax Band: C



ENTRANCE HALL

Approached through a part glazed entrance door with attractive stained glass insert. Turning staircase to first floor with understairs cupboard. Tiled floor, radiator.

LOUNGE

A beautiful light room with a large square bay window to front aspect, corner fireplace with timber surround and tiled hearth, radiator, engineered oak flooring.

SECOND RECEPTION ROOM

Another beautifully proportioned room with newly installed, French doors to front aspect, second recessed window to the side. TV point, radiator and screen, engineered oak flooring.

KITCHEN/DINING ROOM

Fitted with a comprehensive range of shaker style base and wall units with laminated work surfaces and tiled splashbacks. Inset sink unit with mixer tap, window to rear, provision for dishwasher, range style stove with extractor hood above, tiled floor. Door opening to:

UTILITY AREA

With space for fridge and freezer, provision for washing machine, tiled floor. Door to:

CLOAKROOM

Window to rear, low level w.c., corner wash basin, tiled floor.

CONSERVATORY

UPVC windows and doors to rear aspect with fitted roller blinds, tiled floor. There is a retractable canopy that covers the patio immediately outside the conservatory.

FIRST FLOOR

LANDING

Radiators, turning staircase to first floor. window to side aspect.

BEDROOM 2

Window to front aspect, period fireplace, wood laminate floor, radiator.

BEDROOM 3

Window to front aspect, period fireplace, wood laminate floor, radiator, TV point.

BEDROOM 4

Window to rear aspect, radiator, fitted wardrobe cupboard and shelving, TV point.

BATHROOM

Window to rear aspect, panelled bath with telephone style mixer tap and shower attachment. Close coupled w.c., pedestal wash basin, radiator. Wall mounted cabinet.

SECOND FLOOR

LANDING

Exposed ceiling timbers, access to eaves cupboard.

PRINCIPAL BEDROOM

With two aspects to front and side, Velux window to rear, radiator. exposed ceiling timbers, TV aerial point, fitted sink with mixer tap. door to dressing room and door to:

ENSUITE

Corner shower enclosure with mixer shower, low level w.c., vanity

wash basin with cupboards beneath, Velux roof light, access to eaves storage space. Radiator.

OUTSIDE

Brick Built **OUTBUILDING** with electric light and power point making it suitable for an outside office or craft room. **TIMBER GARDEN SHED**. Within the freehold title to this property is a **DETACHED GARAGE** and parcel of land at the bottom of Curtis Lane.

GARDENS

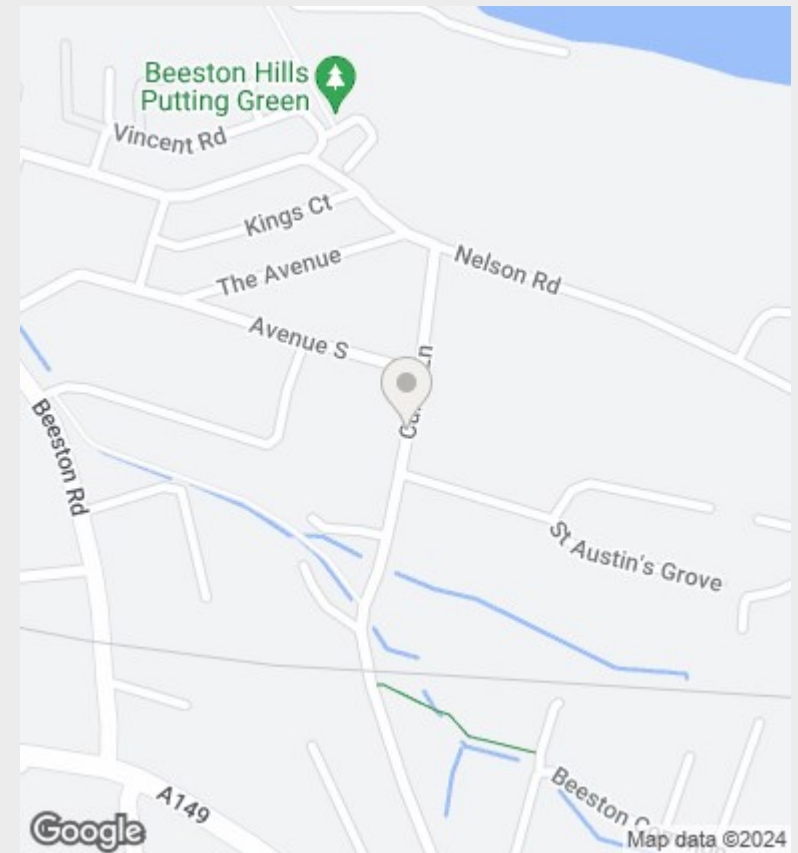
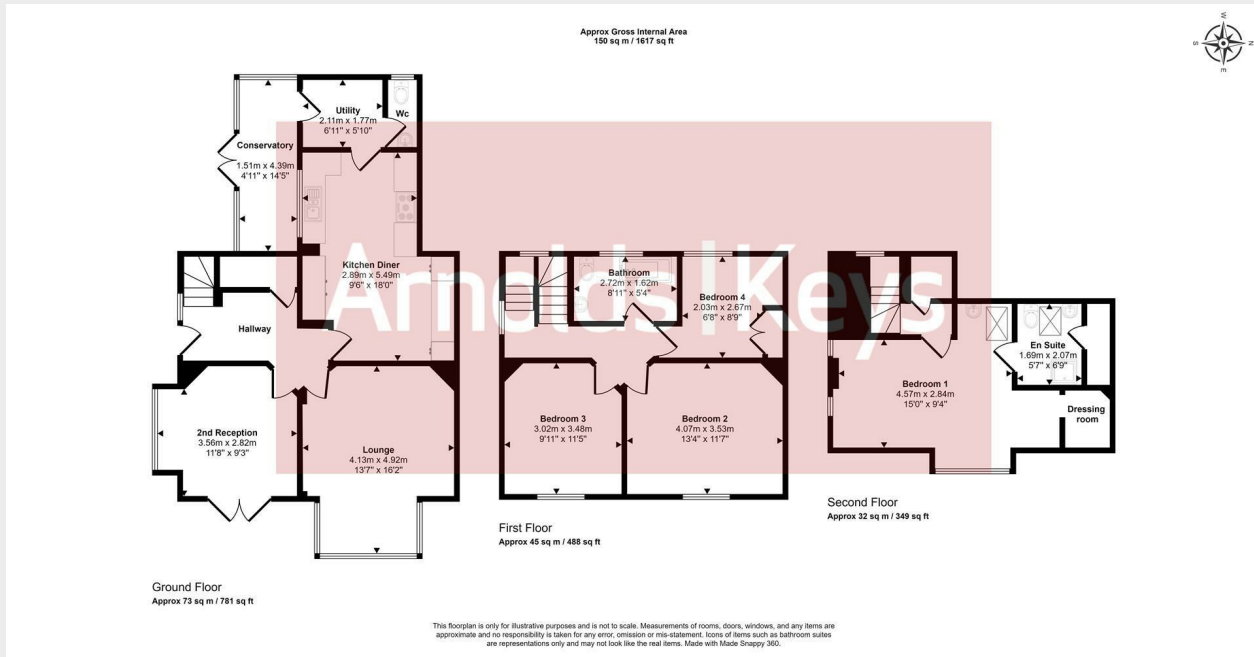
The property stands in beautifully managed gardens. Approached through the famous thatched and pebble gateway a path then leads to the raised (artificial) grassed area with established shrub and flower beds. The path then continues to the steps leading to the entrance door. A gated entrance then opens to the enclosed rear courtyard with steps leading to the patio area with retractable canopy for those alfresco dining opportunities.

AGENTS NOTE

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







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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	