

Arnolds | Keys



12 Hazel Avenue, Sheringham, NR26 8PB

Price Guide £340,000

- Adaptable accommodation
- Large extension at the rear
- Off-road parking
- Close to woodland at Pretty Corner
- Up to four bedrooms
- Enclosed rear garden
- Ideal family home
- Convenience store within walking distance

12 Hazel Avenue, Sheringham NR26 8PB

A truly deceptive and beautifully proportioned property offering up to four bedrooms having been extended at the rear. Located just a short walk from the local schools, this would provide an ideal home for families with its flexible internal layout. The accommodation has gas central heating throughout.

The Town Centre is approximately 3/4 mile distant although a local Convenience Store is close by. The well known woodland of Pretty Corner is just a short walk too.



Council Tax Band: C



ENTRANCE PORCH

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

OPEN PLAN LOUNGE AREA

With picture window to front aspect, two radiators, wood burning stove on tiled hearth, part panelled wall, wood laminate floor, provision for TV, built in store cupboard, open to:

DINING AREA

With vaulted ceiling and roof lights, French doors to rear garden, radiator, open plan to:

KITCHEN AREA

Comprehensively fitted with a range of blue base and wall storage units with laminated work surfaces and matching upstands, inset twin bowl stainless steel sinks, inset electric hob, twin built in electric ovens, integrate fridge/freezer, integrated dishwasher, window to rear aspect, vaulted ceiling with roof light, folding doors opening to:

UTILITY ROOM

With additional range of base and wall units, wooden work surfaces with tiled splashbacks, inset, stainless steel sink unit, provision for washing machine and tumble dryer,

LOBBY

Leading to:

CLOAKROOM

Vanity wash bowl with mosaic tiled splashbacks, close coupled w.c., wall mirror.

BEDROOM 4/OFFICE

With window to front aspect, radiator, provision for TV.

LANDING

Radiator, access to roof space, built in cupboard housing gas fired boiler providing central heating and domestic hot water.

BEDROOM 1

Radiator, window to rear aspect.

BEDROOM 2

Radiator, window to front aspect.

BEDROOM 3

Radiator, window to front aspect.

BATHROOM

Contemporary suite of panelled shower bath with screen and mixer shower with drench head, tiled

splashbacks, vanity washbasin with drawers beneath and tiled splashback, further fitted drawer unit, mirrored cabinet, high level window.

SEPARATE W.C.

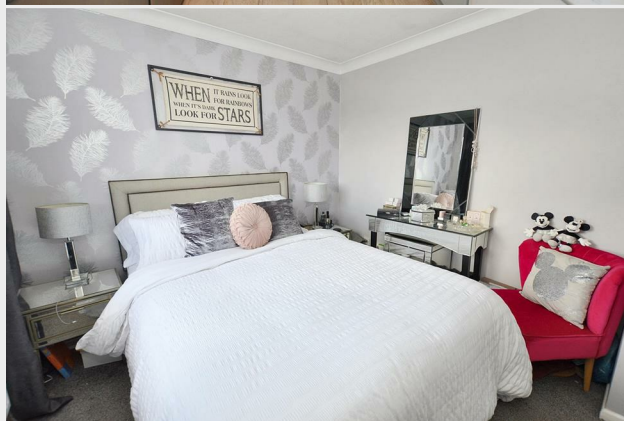
Close coupled w.c., part panelled walls, high level window.

OUTSIDE

The front of the property is open plan design with driveway and gravelled area providing ample off-road parking. Established shrubs to the boundary. The rear garden is fully enclosed and neatly arranged with paved patio and seating area, established planting to the borders, central lawn, timber GARDEN STORE.

AGENTS NOTE

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



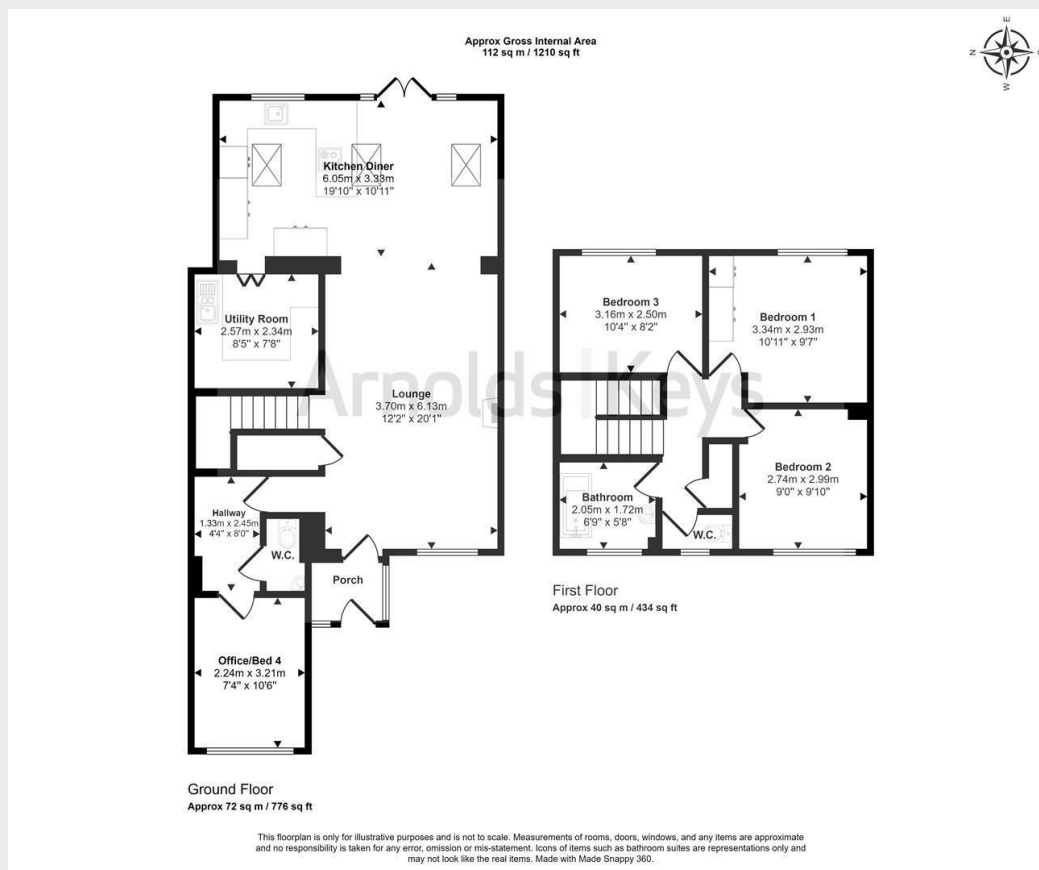


Viewings

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			84
(81-91) B		74	
(69-80) C			
(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 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.

