

Arnolds | Keys



50 Seaview Crescent, Sheringham, NR26 8XR

Price Guide £525,000

- New build
- Traditional construction
- Four bedrooms
- Gas central heating
- High Specification
- Generous plot
- Two Bathrooms
- Close to schools and woodland walks

50 Seaview Crescent, Sheringham NR26 8XR

An excellent opportunity to acquire a newly constructed dwelling located towards the southern outskirts of the Town and on a popular residential development.

Traditionally constructed by local builders of excellent repute, the property is beautifully proportioned and stands in a generous plot. The high specification accommodation has the benefit of gas fired central heating, underfloor on the ground floor and radiators on the first floor. The Town Centre is just 3/4 mile distant although a Convenience Store is close by.



Council Tax Band: New Build



ENTRANCE HALL

Part glazed composite entrance door, large built-in storage cupboard, further built in cupboard housing underfloor heating manifold. Turning staircase to first floor.

CLOAKROOM

Window to front aspect, close coupled w.c., vanity wash basin.

SITTING ROOM

Window to front aspect with second aspect to the side, provision for wood burning stove on plinth, provision for wall mounted TV. Open plan design leading to:

DINING/FAMILY ROOM

A large and light room with French doors leading to the rear garden. This room is also open plan and leads to:

KITCHEN/BREAKFAST ROOM

With two aspects to rear and side, comprehensive range of base and wall units with solid wood work surfaces and metro tiled splashbacks. Inset Belfast sink, provision for dishwasher, electric or gas hob with stainless steel hood above and provision for electric oven beneath. Door to:

UTILITY ROOM

Further range of fitted units, solid wood work surfaces, metro tiled splashbacks, provision for washing machine and tumble drier, inset sink unit with mixer tap, window to side aspect. Wall mounted gas boiler providing central heating and domestic hot water.

FIRST FLOOR

LANDING

Access to roof space, built in airing cupboard with pressurised hot water cylinder.

PRINCIPAL BEDROOM

With window to south facing front aspect, radiator, built in wardrobe cupboard. Door to:

ENSUITE

Corner shower enclosure with mixer shower and tiled splashbacks, close coupled w.c., vanity wash basin with cupboards beneath, chrome heated towel rail.

BEDROOM 2

Window to rear aspect, radiator, built in double wardrobe cupboard.

BEDROOM 3

Window to rear aspect, radiator.

BEDROOM 4

Window to front aspect, radiator.

BATHROOM

Panelled bath with mixer shower above, close coupled w.c., vanity wash basin with cupboards beneath, chrome heated towel rail.

GARAGE

With fire door from Utility Room, up and over entrance door, electric light and power points.

GARDENS

The property has a brickweave driveway leading to the garage and a further off-road parking space interspersed with shingle beds. A side access then leads to the generous rear garden which has been arranged with a patio and pathways along the rear with steps leading to a lawned area; all fully enclosed.

AGENTS NOTE

The property is freehold and has all mains services connected. The property has not yet been assessed for Council Tax.



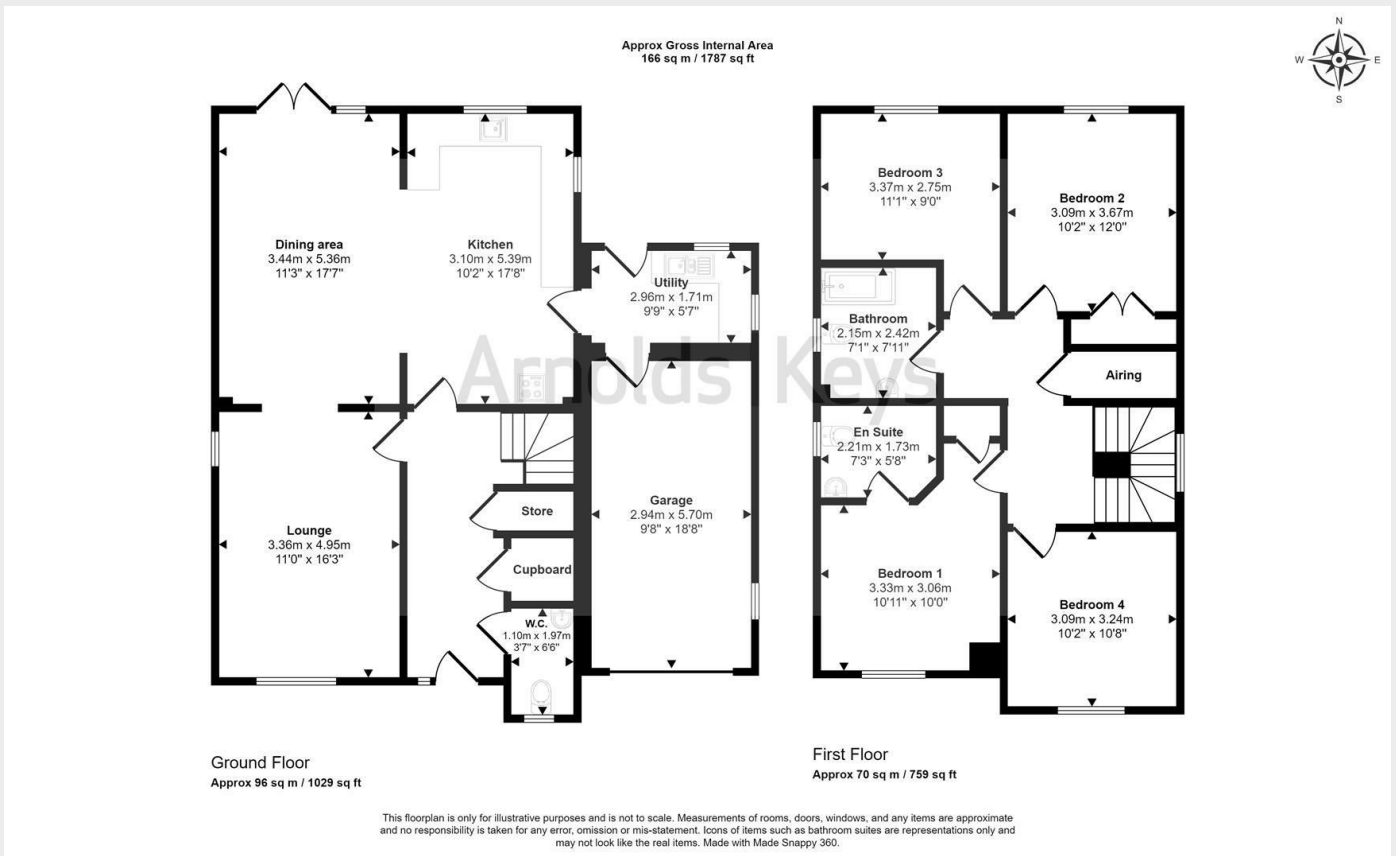


Viewings

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			
(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 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.

