

# Arnolds | Keys



**70 Barford Road, Sheringham, NR26 8EQ**

**Price Guide £475,000**

- Extended and beautifully proportioned
- Two bathrooms
- Off-road parking
- Ideal family home
- Four bedrooms
- South facing garden
- Superbly presented
- Walking distance of beach and shops

# 70 Barford Road, Sheringham, NR26 8EQ

A truly deceptive property that may only be appreciated by a private viewing. Located in an established residential area, the property is within walking distance of the beach and Town Centre. Offering beautifully presented accommodation the property is an ideal family home with up to four bedrooms and a super open plan family room and kitchen at the rear with bi-fold doors opening to the south facing garden.

The property has gas fired central heating throughout supplemented by electric underfloor heating in some rooms.



Council Tax Band: C



## ENTRANCE HALL

Part glazed composite entrance door, window to side aspect, fitted store cupboard, radiator, stairs to first floor, engineered oak flooring.

## CLOAKROOM

Close coupled w.c., vanity wash basin with cupboards beneath, chrome heated towel rail, part tiled walls.

## GYM/BEDROOM 4

A lovely light room with two aspects including bay window to the front. Fitted store cupboards, radiator, provision for wall mounted TV., engineered oak flooring.

## KITCHEN/DINING/LOUNGE

A superb, open-plan area with a comprehensive range of high gloss base and wall storage units, solid wood work surfaces incorporating a breakfast bar, inset double bowl sink, integrated dishwasher, provision for range-style cooker with extractor hood above, space for American style fridge/freezer, open plan design leading to a large DINING AREA with window to side aspect, radiator, tiled floor throughout. This area then leads to the open plan LOUNGE with bi-fold doors opening to the South facing garden and large lantern roof light, media wall unit with provision on for TV and a range of fitted store cupboards.

## UTILITY ROOM

Part glazed door to driveway, fitted shelving and cupboards, coats hanging space, further high gloss base and wall units with inset sink unit, wood work surfaces and window to rear.

## FIRST FLOOR

### LANDING

Access to roof space.

### PRINCIPAL BEDROOM

Window to side aspect, radiator, TV point, fitted cupboard, leading to:

### DRESSING AREA

Window to rear aspect, radiator, built in cupboard. Door to:

### ENSUITE SHOWER ROOM

Level entry shower area with drench head shower and glazed screen. Close coupled w.c., vanity wash basin with cupboards beneath, heated towel rail, window to rear aspect.

### BEDROOM 2

A light room with two aspects to front and side with sea glimpse and views to Beeston Hill, radiator, built in cupboard.

### FAMILY BATHROOM

Panelled shower bath with screen and mixer shower above, vanity washbasin with cupboard beneath, close coupled

w.c., part tiled walls and floor, window to side aspect, fitted cupboard, chrome heated towel rail.

### BEDROOM 3

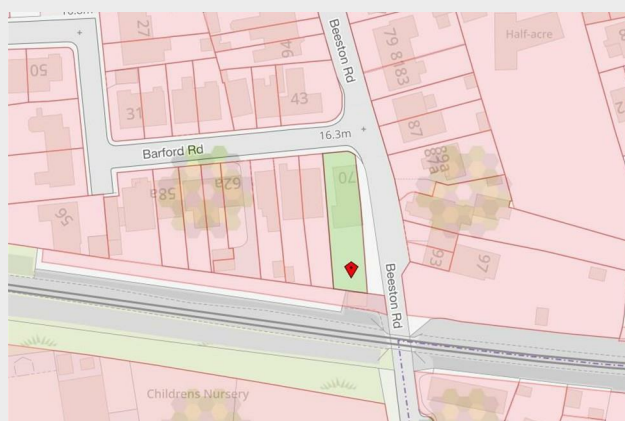
Window to front aspect, radiator.

## GARDENS

The property has a resin bonded driveway to the front providing off-road parking. Steps then lead to the front entrance. The front garden is arranged for ease of maintenance with a shingled bed interspersed with box hedging and shrubs. The rear garden is fully enclosed and has a large patio immediately at the rear leading to a lawned area. Please see Agents Note that follows.

## AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band C. Applicants need to be aware that whilst the vendors have exclusive use of the rear garden, the strip of land on the East boundary is not owned by them and access must be permitted to maintain the Railway property at the rear of the plot. An extract of the title plan is included in the photos. Furthermore, the shed at the bottom of the garden will be removed and the fence reinstated.



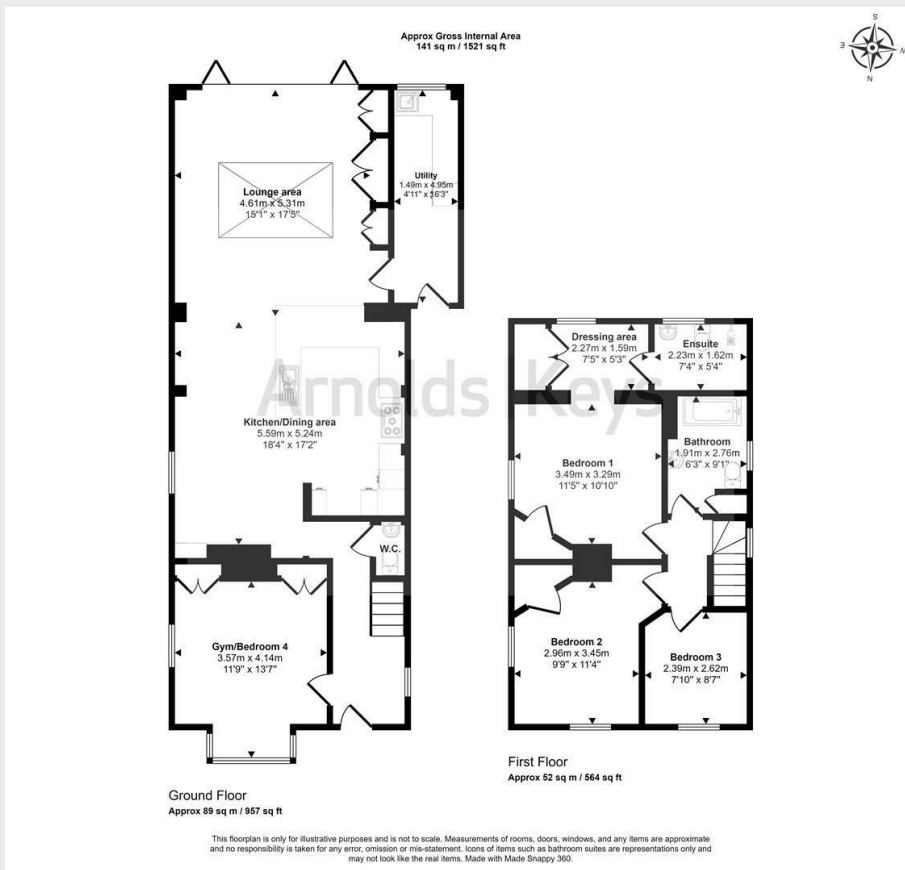


## Viewings

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>			
(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 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.

