

Arnolds | Keys



90 Abbey Park, Beeston Regis, Sheringham, NR26 8SR

Price Guide £335,000

- No onward chain
- Well presented
- Conservatory
- UPVC sealed unit glazing
- Open outlook
- Two/Three bedrooms
- Easy to manage gardens
- Night storage heating

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Offered with no onward chain is this nicely proportioned and well-presented detached bungalow on this popular residential development. The property enjoys open views to the front from its slightly elevated setting. Although Beeston Regis is approximately a mile from the Town Centre of Sheringham, a regular bus service passes along the Coast Road and there are attractive walks across the neighbouring Beeston Common.

The accommodation has the benefit of UPVC sealed unit windows, electric storage heating and the property stands in easy to manage gardens both front and rear.



Council Tax Band: C



ENTRANCE PORCH

Part glazed entrance door, electric light and tiled floor. Further glazed door opening to:

ENTRANCE HALL

Night storage heater, access to roof space, range of four built in storage cupboards including an airing cupboard with a lagged cylinder and immersion heater.

LOUNGE/DINING ROOM

A beautifully light room with two aspects including a large picture window to the front aspect and second window to the side. Night storage heater, tiled fireplace with provision for electric fire. TV aerial point.

KITCHEN

Glazed door from hallway and window to the rear aspect, comprehensive range of base and wall units with laminated work surfaces and tiled splashbacks, inset stainless steel sink unit, provision for washing machine, point for electric cooker. archway to Dining Room/Bedroom 3, part glazed door to:

REAR PORCH

Part glazed door to driveway, electric light and tiled floor.

DINING ROOM/BEDROOM 3

Night storage heater, archway to kitchen, patio doors to:

CONSERVATORY

UPVC construction with windows and door opening to rear garden. Fitted blinds.

BEDROOM 1

Window to front aspect,

BEDROOM 2

Window to rear aspect, night storage heater.

SHOWER ROOM

With corner shower enclosure, electric independent shower unit, pedestal wash basin, low level w.c., two windows to side aspect, part tiled walls, night storage heater. Wall mounted cabinet.

OUTSIDE

Detached sectional GARAGE: With up and over entrance door, personal side door, electric supply.

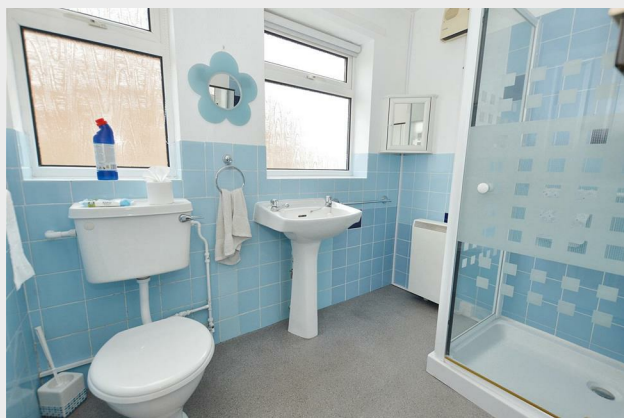
GARDENS

The property is approached over a long brickweave driveway which leads to the garage and provides additional off-road parking. The front garden area has

been shingled for ease of maintenance and is interspersed with established shrubs. The rear garden is fully enclosed and also arranged similarly for ease of maintenance with established planting among the shingled beds

AGENTS NOTE

The property is freehold, has mains electricity, water and drainage connected and has a Council Tax Rating of Band C.



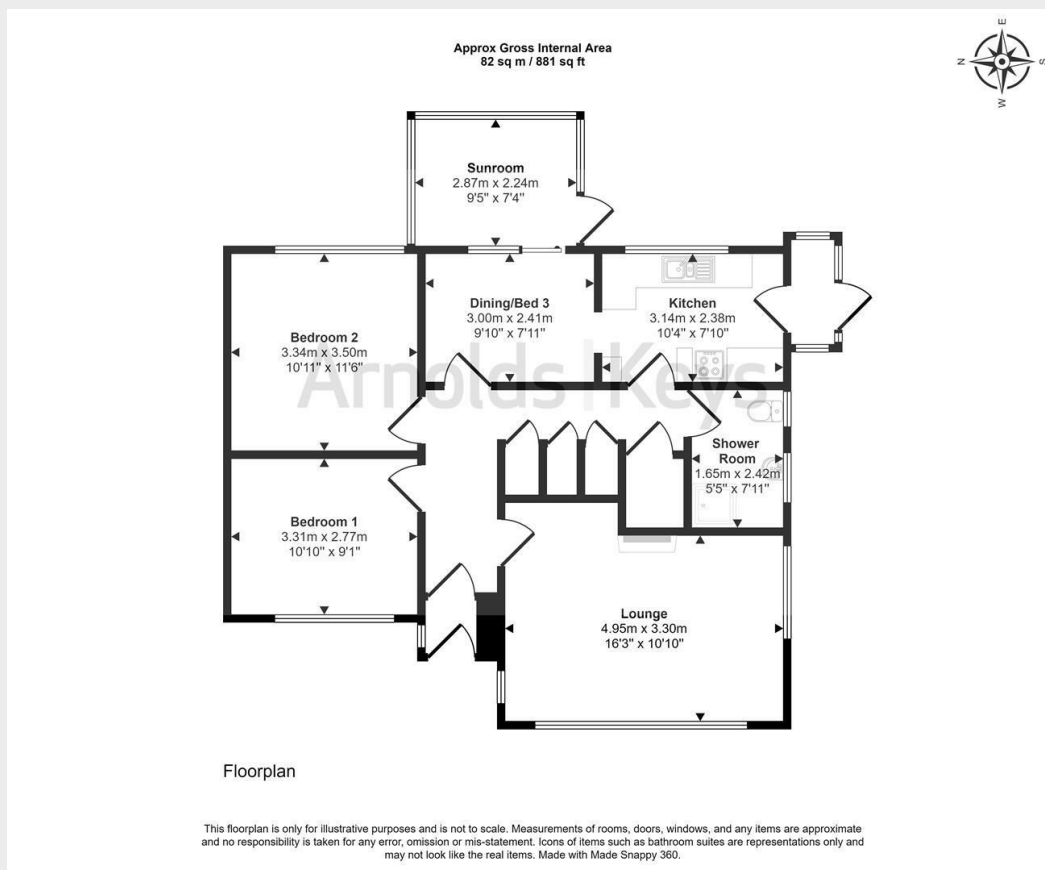


Viewings

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	 49	 83
(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.



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