



6 Willow Grove, Sheringham, NR26 8LU

Price Guide £325,000

- No onward chain
- Gas central heating
- Convenience store close by
- Conservatory at rear
- Two bedrooms
- Sealed unit glazing
- Well presented
- Fully enclosed rear garden



# 6 Willow Grove, Sheringham NR26 8LU

Offered with no onward chain is the nicely presented detached bungalow located towards the southern outskirts of Town, close the woodland at Pretty Corner. The Town Centre is approximately a mile distant although a convenience store is within walking distance.

The property is well-proportioned and has the benefit of gas fired central heating and sealed unit glazing throughout and a conservatory at the rear overlooks the enclosed gardens.



Council Tax Band: C



## **ENTRANCE PORCH**

Part glazed entrance door and side panel, wall-mounted electric convector heater, further glazed door to rear.

## **ENTRANCE HALL**

Radiator, access to roof space, telephone point, built in airing cupboard.

## **LOUNGE/DINING ROOM**

Central feature fireplace with tiled hearth, two radiators, provision for TV, two windows to the side aspect, sliding patio doors to:

## **CONSERVATORY**

Tiled floor, radiator, further sliding doors opening to the rear garden.

## **KITCHEN**

A bright room with a comprehensive range of white base and wall storage units, laminated work surfaces and tiled splashbacks, inset stainless steel sink unit, inset electric hob with electric oven beneath. Provision for washing machine, wall mounted gas fired boiler providing central heating and domestic hot water, radiator, window to rear, part glazed door to the side.

## **BEDROOM 1**

Oriel bay window to front aspect, provision for TV, built in double wardrobe cupboard.

## **BEDROOM 2**

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

## **BATHROOM**

A full suite comprising fully tiled shower cubicle, vanity wash basin with cupboards beneath, close coupled w.c., panelled bath, heated towel rail, two windows to side aspect, part tiled walls.

## **OUTSIDE**

Brick built GARAGE: With up and over door, personal rear door, electric light and power. Timber GARDEN SHED.

## **GARDENS**

The property is approached over a brickweave driveway providing additional off-road parking, to the side of which is a shingled bed with established shrubs. The rear garden is fully

enclosed and arranged for ease of maintenance with paved patio areas and further shingled beds. The borders are of close panelled fencing and mature hedges.

## **AGENTS NOTE**

The property is freehold, has all mains services connected and has a Council Tax Rating of Band C. Applicants will be aware that a development of later living retirement apartments on land to the North of the property has commenced. The planning reference is PM/18/1502. Plans indicate that the existing hedge twist this property and the site will remain.







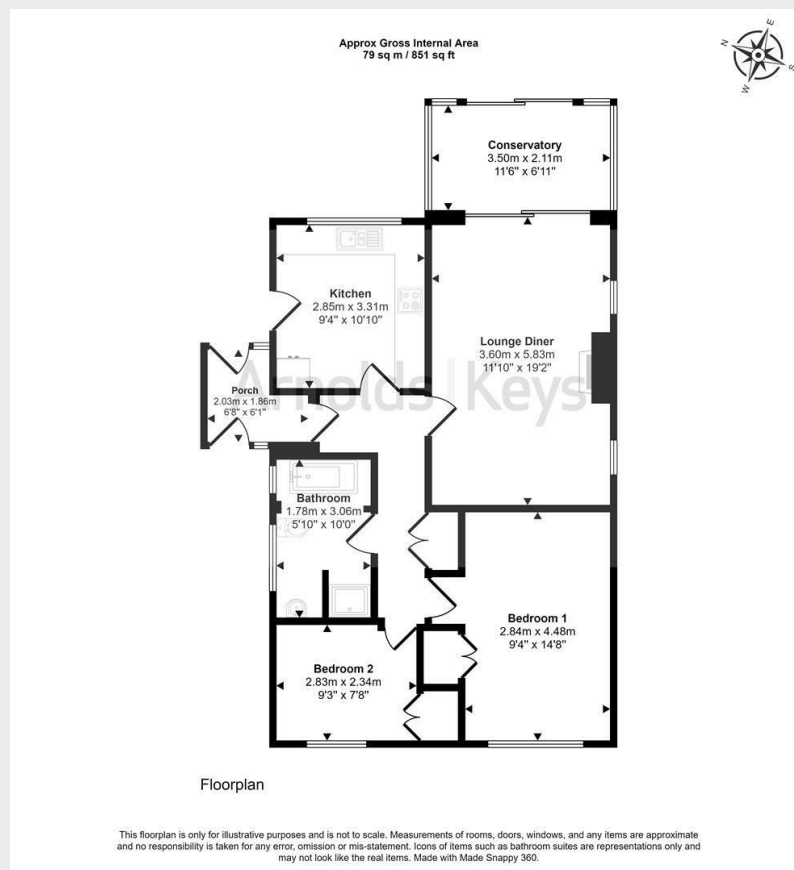
## Viewings

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>                            |                            | <b>84</b> |
| (69-80) <b>C</b>                            | <b>70</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<br>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 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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