

# Arnolds | Keys



## 1 Wilson Mews, Snaefell Park, Sheringham, NR26 8AL

**Price Guide £740,000**

- Cul-de-sac location
- Triple glazing and underfloor heating
- Two reception rooms
- South facing rear garden
- Five bedrooms
- Two kitchens
- Double garage and off-road parking
- Three bathrooms
- Full fibre broadband to the property

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# 1 Wilson Mews, Snaefell Park, Sheringham NR26 8AL

Set at the end of a private cul-de-sac, and enjoying a south facing garden, is this superbly presented detached dwelling offering individual accommodation with contemporary styling. The beautifully proportioned interior is arranged to offer flexibility if required.

The property is highly efficient with gas central heating and triple glazing throughout and offers five bedrooms, three bathrooms, two reception rooms and two kitchens. The gardens have recently been landscaped too and are neatly presented over two levels. The property is completed with ample off-road parking and a double garage.



Council Tax Band: F



## RECEPTION HALL

Turning staircase to first floor with understairs recess, tiled floor, built in cupboard housing underfloor heating manifold, further built in cupboard housing media unit.

## CLOAKROOM

Vanity wash basin with cupboard beneath, concealed cistern w.c. with cupboard beside, part tiled walls, window to front aspect.

## SITTING ROOM 1

A light room with three aspects to front, side and rear, part glazed door opening to rear garden. Concealed, wall mounted gas fired boiler providing central heating and domestic hot water. Door to:

## KITCHEN/DINING ROOM

A beautifully fitted room with a continuation of the tiled floor, comprehensive range of units with solid quartz work surfaces with matching upstands. Matching island unit with induction hob and extractor. Inset, double bowl sink unit, integrated appliance's including dishwasher, fridge and freezer, electric double oven, warming drawer, wine cooler. The kitchen area then opens into a lovely light dining area with patio doors opening to the south facing patio. A glass panelled door leads back to the hall.

## SITTING ROOM 2

This has a window to the front aspect and provision for a TV with media plate for satellite and broadband connectivity. Sliding pocket doors then open to:

## KITCHEN 2

Newly installed with a contemporary range of base and wall units with solid work surfaces and metro tiled splashbacks, inset stainless steel sink unit, inset electric hob unit, integrated dishwasher and washing machine,

integrated electric double oven with fridge/freezer to the side. Fitted store cupboard, large patio doors to south facing rear aspect.

## GALLERIED LANDING

With glass balustrade and high level window to front aspect. Radiator, built in cupboard housing pressurised hot water cylinder.

## BEDROOM 1

A stunning room with vaulted ceiling and high level window to south facing rear aspect, radiator, provision for TV, two double wardrobe cupboards with mirrored doors. Door to:

## ENSUITE

Wall hung vanity unit with inset washbasin, cupboard beneath, concealed cistern w.c., tiled splashbacks, electric shaver point, chrome heated towel rail, level entry shower enclosure with mixer shower.

## BEDROOM 2

Vaulted ceiling with high level window to front aspect, radiator, built in wardrobe cupboard with mirrored doors, door to:

## ENSUITE

Wall hung vanity unit with inset washbasin, cupboard beneath, concealed cistern w.c., tiled splashbacks, electric shaver point, chrome heated towel rail, level entry shower enclosure with mixer shower.

## BATHROOM

Contemporary suite of panelled bath with mixer tap, shower and screen, concealed cistern w.c., wall hung vanity unit with cupboard beneath, tiled splashbacks, electric shaver point, chrome heated towel rail.

## BEDROOM 3

Dormer-style window to front aspect, radiator, two built in wardrobe cupboards with mirrored doors.

### **BEDROOM 4**

Window to front aspect, radiator, built in wardrobe cupboard with mirrored doors.

### **BEDROOM 5**

Window to rear aspect, radiator, built in wardrobe cupboard with mirrored doors.

### **GARAGE**

Double garage with twin up and over doors, personal side door, electric lights and power points.

### **GARDENS**

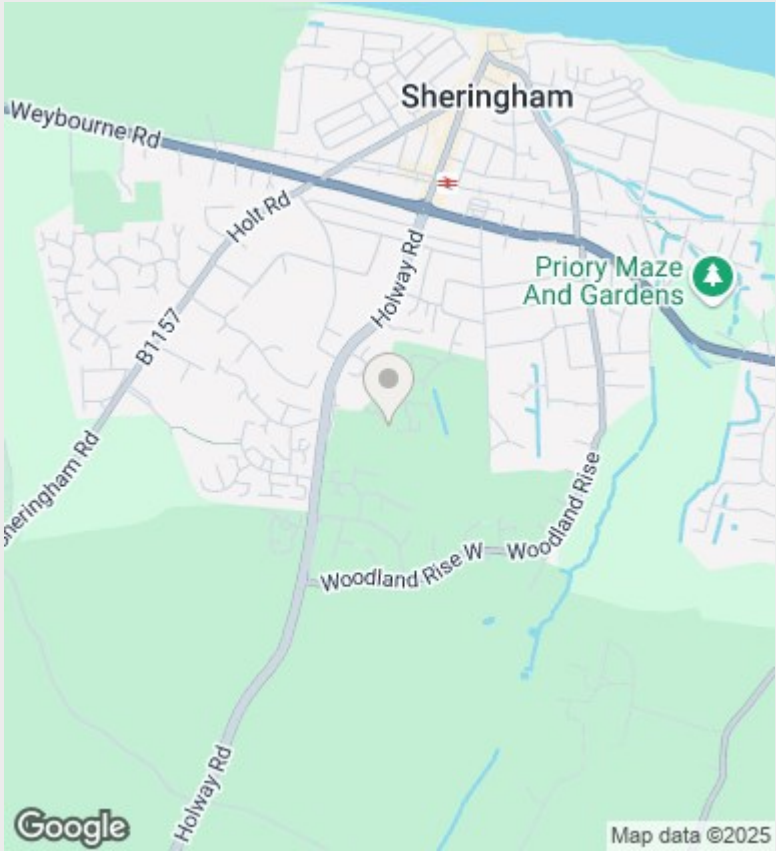
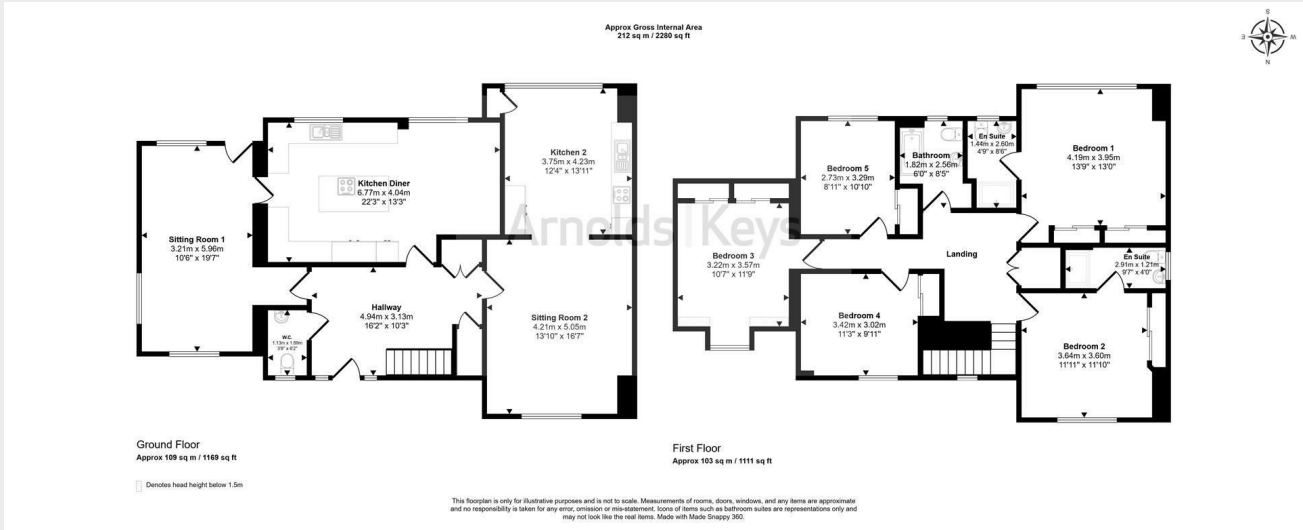
The gardens have been arranged for ease of maintenance with a brick weave parking area and driveway at the front leading to a lawned area with low level border planting. A gated access then leads to the fully landscaped south facing rear garden with a large porcelain paved patio and raised planters. Steps then lead to a raised lawn which has slate beds interspersed with low level shrubs. There is a further slate bed leading to the far side of the property.

### **AGENTS NOTE**

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







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 Yellow Brick Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use YBM we would receive a referral fee of £250.



| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          | <b>86</b> | <b>91</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 |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |