



**36 Woodland Rise West, Sheringham, NR26 8PF**

**Price Guide £310,000**

- No onward chain
- Backing onto woodland at Pretty Corner
- Two bedrooms
- Garage and off-road parking
- Southerly rear aspect
- Coastal views to the front
- New bathroom
- Some updating required.



# 36 Woodland Rise West, Sheringham NR26 8PF

Offered with no onward chain and enjoying views to the Coast from its elevated position, is this detached bungalow backing onto woodland at the rear. The property is located towards the outskirts of Town the centre of which is about 3/4 mile distant. However, a local Convenience Store is within walking distance.

The property is well presented and has been a second home for many years. Some updating internally is required although the property has sealed unit glazing throughout and more recently has had a new bathroom and hot water system installed. We believe this property originally had radiant ceiling heating but this has since been disconnected.



Council Tax Band: D





## ENTRANCE HALL

With part glazed composite entrance door with glazed side panel. Built in airing cupboard with hot water cylinder, access to roof space, further built in shelved store cupboard.

## LOUNGE/DINING ROOM

A light room enjoying two aspects including a large, floor to ceiling picture window to the front and a second window to the side, provision for TV.

## KITCHEN

Window to the side aspect. Original range of kitchen units with Formica work surfaces and tiled splashbacks, inset stainless steel sink unit, provision for washing machine, point for electric cooker, provision for undercounter fridge, built in store cupboard, part glazed door to side.

## BATHROOM

Recently replaced and now comprising a modern suite of panelled bath with mixer shower and screen, wall hung wash basin, concealed cistern w.c., extractor fan, part tiled walls and floor, electric heated towel rail. Window to side aspect.

## BEDROOM 1

Large, floor to ceiling picture window to south facing rear garden.

## BEDROOM 2

Floor to ceiling picture window to south facing rear garden.

## GARAGE

Attached, with new electric up and over door, personal rear door and window.

## GARDENS

To the side of the property is a brickweave driveway leading to the garage and providing additional off-road parking. Immediately to the front of the bungalow is an open plan lawned garden and pathway to the side with gate leading to the rear garden. This is fully enclosed with a patio area immediately at the rear then two terraced lawns, all backing onto the woodland. There is currently a pedestrian access leading to the woodland.

## AGENTS NOTE

The property is freehold, has mains electricity, water and drainage connected. Gas is available but not connected. The property has a Council Tax Rating of Band D.






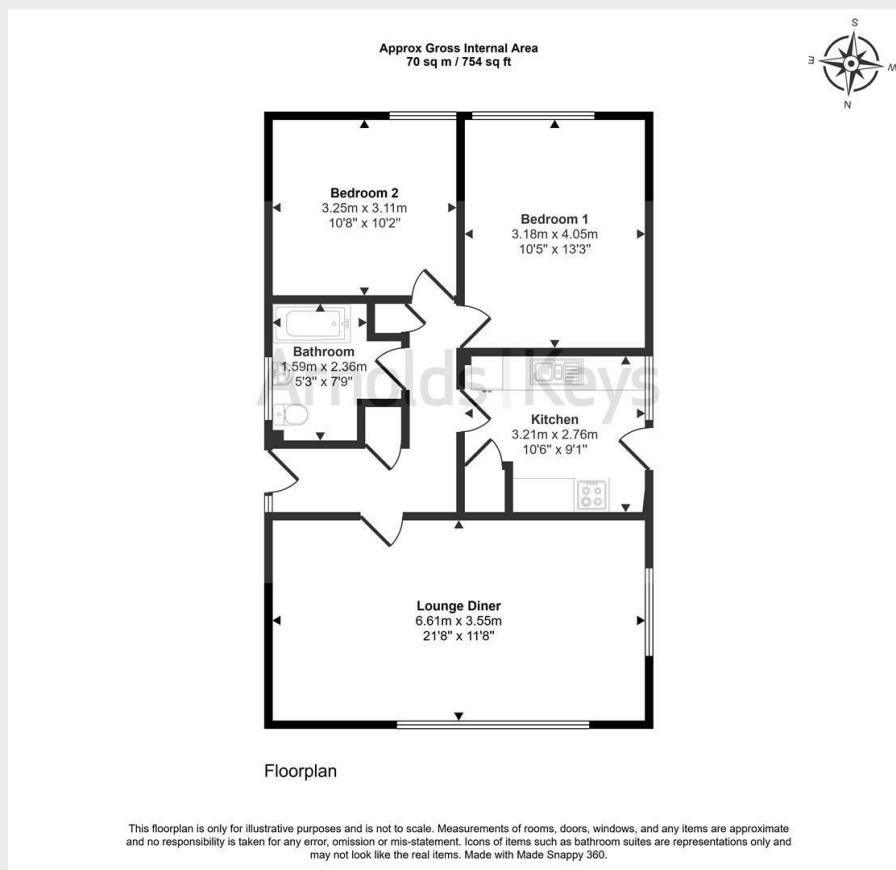
## Viewings

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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>40</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 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 (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



11 Station Road, Sheringham, Norfolk, NR26 8RE  
01263 822373

coastal@arnoldskeys.com  
www.arnoldskeys.com