

Arnolds | Keys



1 Hilbre Court Holway Road, Sheringham, NR26 8NP

Price Guide £310,000

- Views of the sea in the distance
- Up to four bedrooms
- Gas central heating
- UPVC sealed unit glazing
- Close to woodland at Pretty Corner
- Generous enclosed garden
- Small mews setting
- Beautifully proportioned throughout

1 Hilbre Court Holway Road, Sheringham NR26 8NP

Offering beautifully proportioned accommodation is this large semi-detached property enjoying views to the sea from the first floor. Formerly part of a school, this property was converted a number of years ago to form part of a small mew of just four properties on the southern outskirts of the Town.

The property offers four bedrooms and stands in a generous plot. The accommodation has the benefit of gas fired central heating and sealed unit glazing throughout. The Town Centre, offering a wide range of shops restaurants and transport facilities is just over a half mile distant.



Council Tax Band: C



ENTRANCE HALL

With part glazed entrance door and side panel, radiator, stairs to first floor, further glazed door to rear.

CLOAKROOM

Radiator, low level w.c., pedestal wash basin, tiled splash back, wall mirror, window to rear aspect.

LOUNGE/DINING ROOM

A light room with windows front and rear, two radiators, provision for TV, fitted gas fire in stone fire surround with tiled hearth. Glazed door opening to:

CONSERVATORY

With glazed door opening to the rear garden. Radiator.

KITCHEN/BREAKFAST ROOM

Another light room with window to front aspect, range of base and wall storage units with laminated work surfaces and tiled splashbacks. Provision for washing machine and dishwasher, inset stainless steel sink unit, point for electric cooker, space for under counter fridge and freezer, wall mounted gas boiler providing central heating and domestic hot water.

BEDROOM FOUR/DINING ROOM

Radiator, window to rear aspect.

LANDING

Radiator, windows to front and rear with views to the sea at the rear.

BATHROOM

A large room with panelled bath, corner shower enclosure with mixer shower, pedestal wash basin, radiator, wall mirror with electric light above. Built in airing cupboard with lagged cylinder and immersion heater. Wall mounted cabinet, window to front aspect.

BEDROOM 1

Radiator, window to rear aspect with views to the sea. Built in wardrobe.

BEDROOM 2

Radiator, window to rear aspect with views to the sea.

BEDROOM 3

Window to front aspect, radiator.

OUTSIDE

The property is approached over a communal courtyard area with off-road parking. A side pedestrian access then leads to the fully enclosed rear garden which is a good size and mostly lawned and interspersed with two patios and pathways. There is also a timber SUMMER HOUSE.

AGENTS NOTE

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





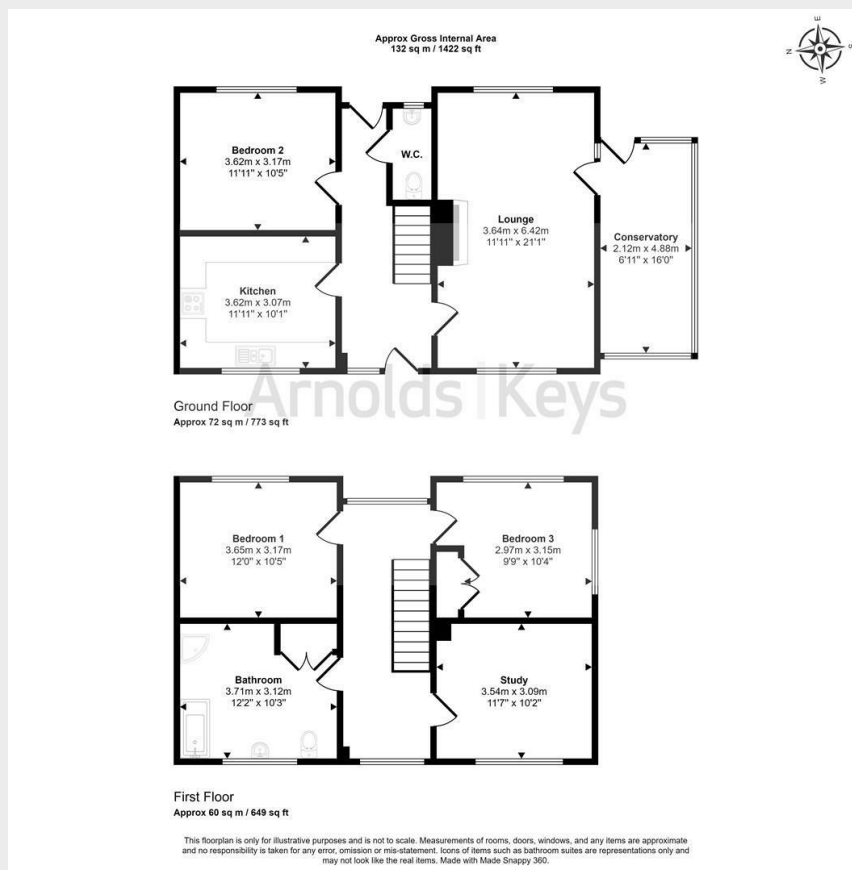
Viewings

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 | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | |
| (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 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.



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