

Arnolds | Keys



8 Links Road, Sheringham, NR26 8LP

Price Guide £795,000

- No onward chain
- Immaculate gardens
- Two reception rooms
- Premier residential location
- Adaptable accommodation
- Two bathrooms
- Superb views over Golf Course
- Up to four bedrooms
- Superbly presented throughout

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Located in the exclusive residential area of Links Road, this charming detached property offers a delightful blend of comfort and elegance. With two reception rooms, up to four bedrooms and two bathrooms, this property is perfect for those seeking a well-proportioned living space. One of the standout features of this property is its stunning views over the nearby golf course, furthermore the superb gardens are a true highlight, offering a tranquil outdoor space for gardening enthusiasts or simply a peaceful retreat to unwind.

Moreover, the property is conveniently located close to the town's amenities, ensuring that shops, restaurants, and the beach are all close to hand making this property an exceptional opportunity for those looking to settle in Sheringham.



Council Tax Band: E



ENTRANCE PORCH

With part glazed UPVC entrance door and windows to front aspect, tiled floor. Further window and door opening to:

RECEPTION HALL

Turning stairs to first floor, radiator,

BEDROOM 1

Window to front aspect, radiator.

STUDY/BEDROOM 4

Radiator, window to rear overlooking conservatory.

LOUNGE

A beautifully proportioned and light room with large bay window with window seat overlooking rear garden, radiator, provision for TV, feature stone fire surround with inset electric fire. Panelled glass door opening to:

CONSERVATORY

With tiled floor, windows and sliding doors opening to the rear patio and garden.

DINING ROOM

Window to front aspect, radiator, Delph rail, built in store cupboard.

SHOWER ROOM

Fitted with a modern suite of level entry, double width shower cubicle with digital mixer shower, close coupled w.c., vanity wash basin with cupboards beneath, radiator, heated towel rail, part tiled walls, window to side aspect.

KITCHEN/BREAKFAST ROOM

Another beautifully proportioned room with a comprehensive range of wood faced base and wall cupboards, laminated work surfaces and tiled splashbacks, inset sink unit with window overlooking rear garden. Inset gas hob with filter hood above, built in electric double oven, open plan to breakfast area with radiator and window to side aspect. Door to:

UTILITY ROOM

Tiled floor, base unit with stainless steel sink unit, fitted work surface with tiled splashbacks, provision for washing machine, tumble dryer and dishwasher, window to rear aspect, radiator, wall mounted gas fired boiler providing central heating and domestic hot water, part glazed door to side, further glass panelled door opening to:

GARDEN ROOM

Tiled floor, window and French doors opening to rear garden.

FIRST FLOOR

LANDING

Radiator, large built in linen cupboard, full-height door providing access to part boarded roof space.

BEDROOM 2

Fitted double wardrobe cupboard, radiator, window to rear aspect with stunning views over the landscaped grounds to the Golf Course.

BEDROOM 3

Radiator, window to front aspect, access to eaves storage.

BATHROOM

Panelled bath with mixer shower and screen, tiled splashbacks, vanity wash basin with cupboards beneath, close coupled w.c., radiator, Velux roof light.

OUTSIDE

Integral GARAGE with electric roller door, personal rear door, electric lights and power points.

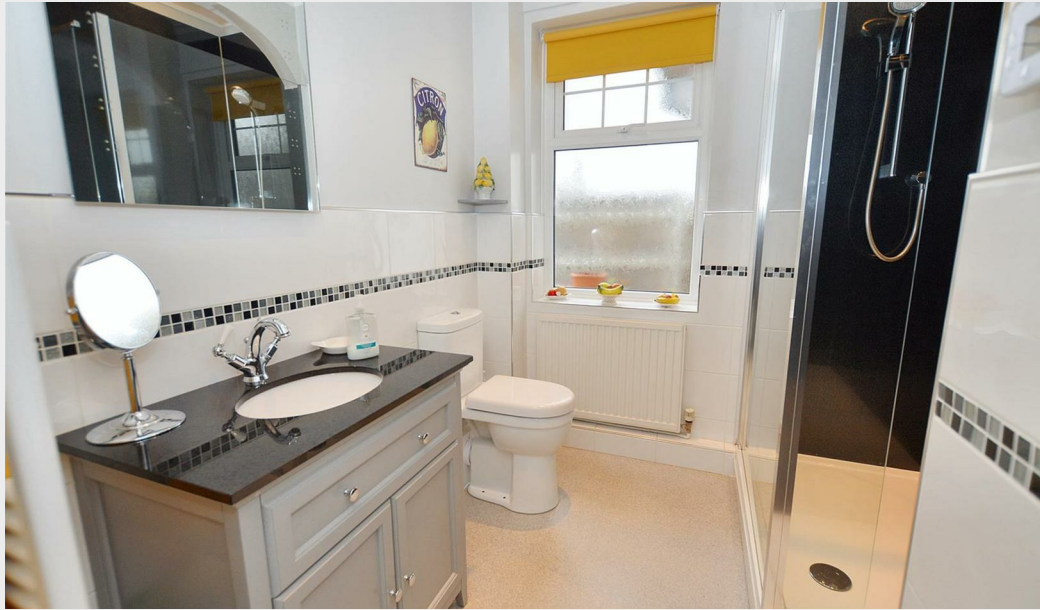
GARDENS

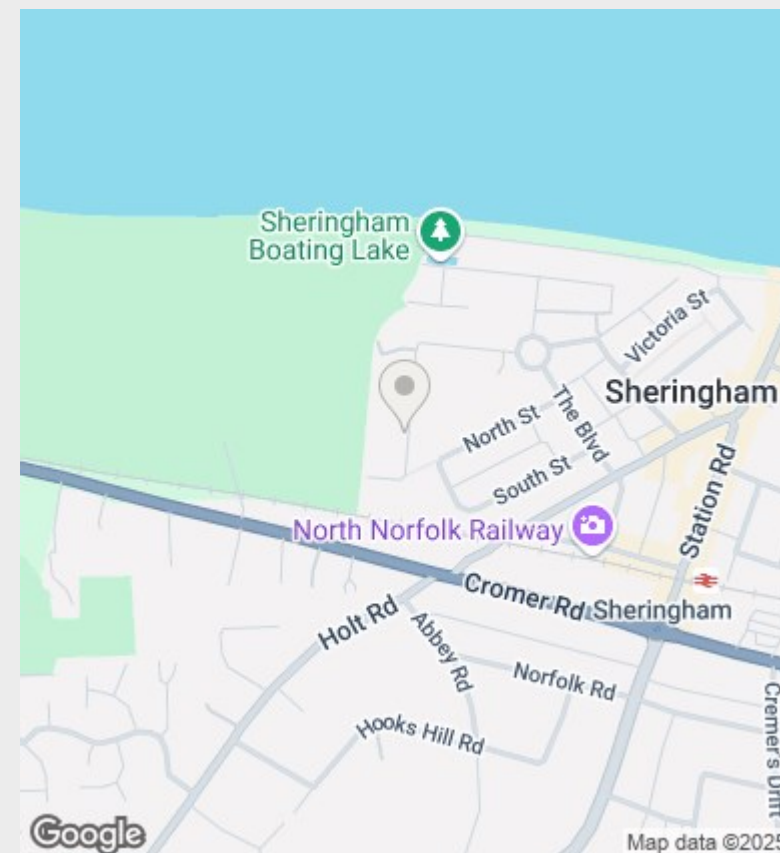
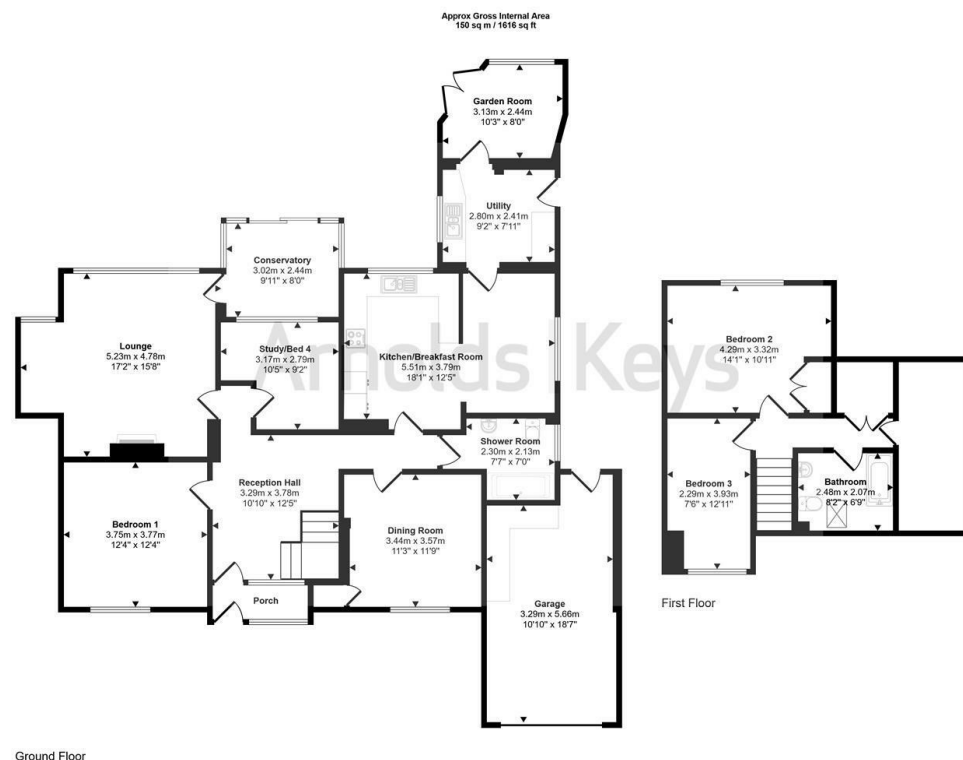
The property stands in beautifully presented and thoughtfully landscaped grounds. To the front is a sweeping driveway with ample off-road parking for multiple vehicles. There are shrub beds with established planting too. A gated side access leads to the stunning rear garden which has been meticulously maintained and is fully enclosed. Immediately at the rear of the property is a paved patio area which leads to a large lawn which is the start of a journey through a pergola with established planting either side. This then leads to a number of sections each with its own character. There is a further lawned area, shingled shrub bed, secret garden with seating area and manicured box hedging, further established planting leading to the rear of the plot where there is an access gate onto the Golf Course

AGENTS NOTE

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







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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		

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