



## 2 The Driftway, Sheringham, NR26 8LD

Price Guide £475,000

- No onward chain
- Four bedrooms
- Two reception rooms
- Ideal investment or permanent home
- Valuable off-road parking
- Four bathrooms
- Gas central heating
- Close to beach and shops

## 2 The Driftway, Sheringham NR26 8LD

Offered with no onward chain, and the benefit of off-road parking in a highly favoured residential location just a stone's throw from the promenade and beach, with the Town Centre only a short level walk away too. This imposing dwelling is highly individual, and offers well-presented accommodation. Recently, it has been a successful holiday let but would be equally suitable as a permanent home too.

The accommodation is arranged over three floors and has gas central heating throughout. With its four bedrooms and four bathrooms it could make an ideal family home right by the seaside.



Council Tax Band: Exempt



## ENTRANCE PORCH

With part glazed entrance door, wall mounted porch light, further glazed door opening to:

## ENTRANCE HALL

Stairs to first floor with understairs storage cupboard, radiator.

## LOUNGE

A well proportioned room with a square bay window to the front aspect, tiled and timber fire surround, radiator, provision for TV.

## DINING ROOM

Another well proportioned room with a square bay window to the front aspect, tiled and timber fire surround, radiator, provision for TV, breakfast bar with worktop opening to kitchen.

## SHOWER ROOM

Enclosed shower cubicle with mixer shower, pedestal wash basin, electric shaver point, close coupled w.c., radiator, wall mounted gas fired boiler providing central heating and domestic hot water, window to front aspect. Tiled floor.

## KITCHEN

Fitted with a range of base and wall storage units with laminated work surfaces and tiled splashbacks, inset gas hob with electric oven beneath, provision for washing machine and dishwasher, under counter space for fridge, freezer and tumble dryer, tiled floor.

## FIRST FLOOR

### LANDING

Stairs to second floor with built in cupboard.

### BATHROOM

Panelled bath with screen and mixer shower above, pedestal wash basin, close coupled w.c., windows to two aspects, radiator, part tiled walls.

### BEDROOM 1

Large square bay window to front aspect, provision for wall mounted TV, radiator. Built in w.c.. Door to:

### ENSUITE

Enclosed shower cubicle with mixer shower, wash basin, heated towel rail, electric shaver point.

### BEDROOM 2

Large square bay window to front aspect, provision for wall mounted TV, radiator. Door to:

### ENSUITE

Enclosed shower cubicle with mixer shower, close coupled w.c., wash basin, heated towel rail, electric shaver point.

### BEDROOM 4

Window to side aspect, radiator.

## SECOND FLOOR

### LANDING

### BEDROOM 3

With window to front aspect, radiator, provision for TV, exposed roof timbers.

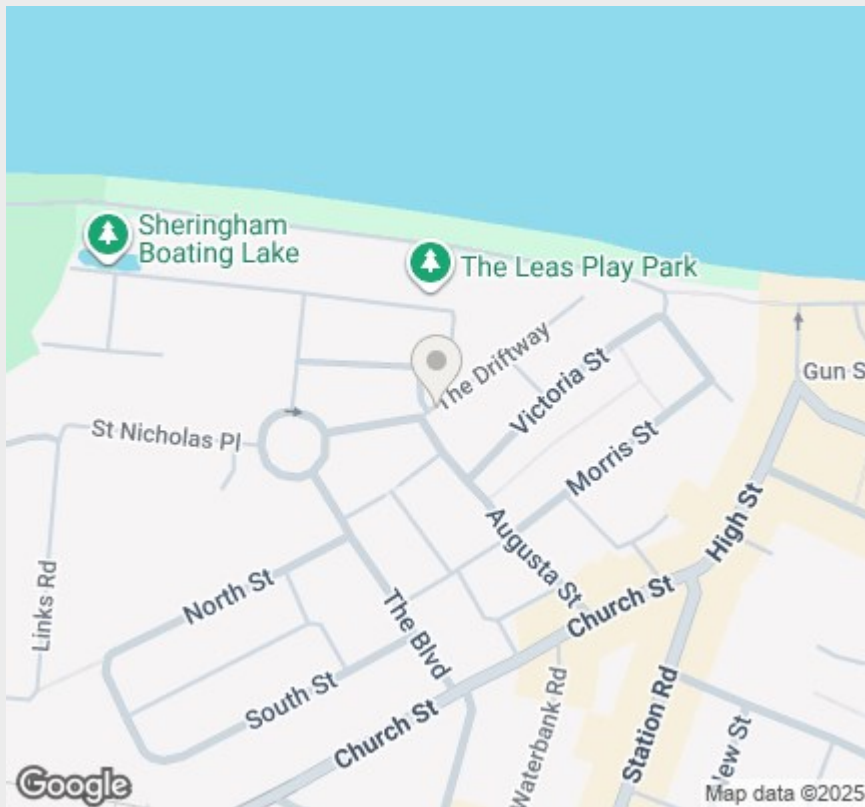
## GARDENS

To the front of the property is a walled garden arranged for ease of maintenance, this leads to a brickweave parking area with space for at least three cars. At the rear of the property is a fully enclosed garden area with patio, lawn and established planting.

## AGENTS NOTE

The property is freehold, has all mains services connected and is currently commercially rated having been used as a holiday rental. The property is registered title but the neighbouring property has the benefit of a flying freehold at roof level, above the second floor landing.





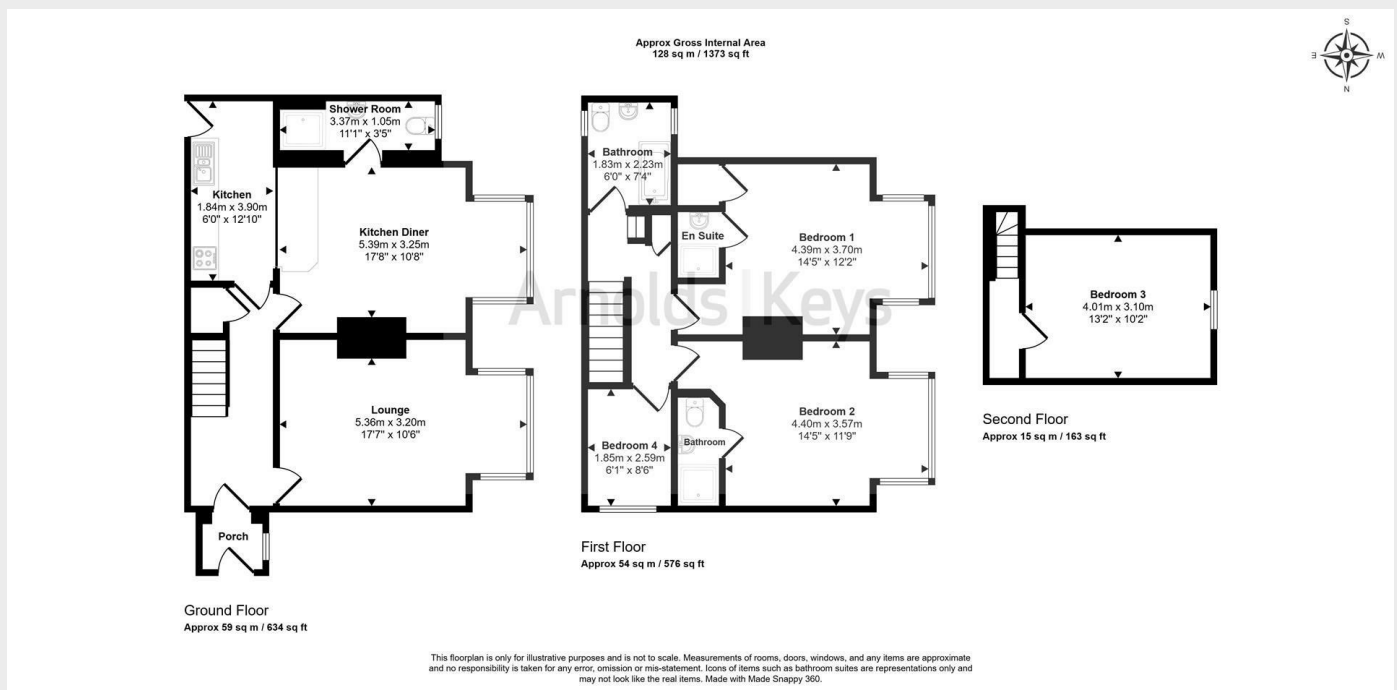
## Viewings

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>85</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>60</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 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 (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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