



3 Younger Drive, Sheringham, NR26 8AN

Price Guide £650,000

- Modern executive styling
- Four bedrooms
- Large kitchen/dining room
- South facing garden at rear
- Highly efficient with triple glazing and underfloor heating
- Three bathrooms (Two ensuite)
- Double garage
- Cul-de-sac setting with other similar properties

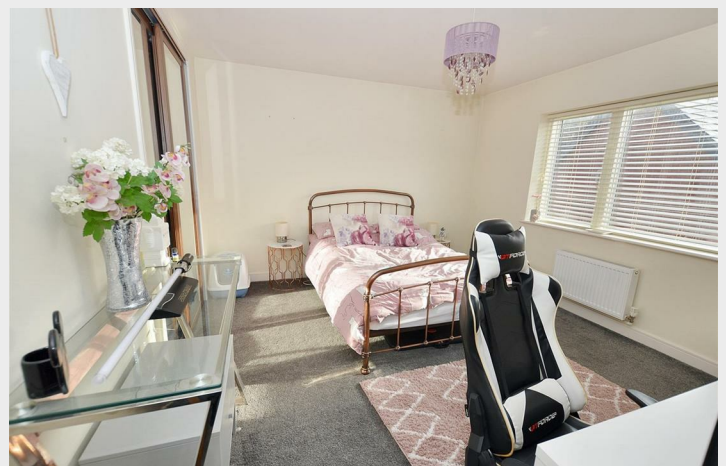
3 Younger Drive, Sheringham NR26 8AN

We are delighted to present this superb detached, executive style dwelling set in a cul-de-sac of other quality properties built by Norfolk Homes limited. The property has been constructed with efficiency in mind with low maintenance exteriors, triple glazed windows, underfloor heating and fibre broadband.

Offering four bedrooms and three bathrooms this is an ideal family property; the design focusing on a large family kitchen/dining room overlooking the south facing rear garden. The Town Centre is approximately 3/4 mile distant and offers a wide selection of shops whilst both bus and rail services provide easy access to Norwich.



Council Tax Band: F



ENTRANCE HALL

With part glazed entrance door and glazed side panel with venetian blind, tiled floor, stairs to first floor with understairs storage cupboard housing underfloor heating manifold and media cabinet. Glazed pocket doors opening to:

LOUNGE

Large full-height window to front aspect, provision for wall mounted TV, two wall light points.

CLOAKROOM

With close coupled w.c., pedestal wash basin with tiled splashback, tiled floor.

UTILITY ROOM

High level window to side aspect, range of high gloss units with solid work surface with inset sink unit and tiled splashbacks, space for undercounter fridge, provision for washing machine, tiled floor.

KITCHEN/DINING ROOM

An excellent range of high gloss kitchen units with solid work surfaces and matching upstands, inset double bowl sink unit, integrated dishwasher, inset induction hob with extractor hood above, integrated fridge and freezer, inset electric oven with microwave over and warming drawer beneath, wine cooler, tiled floor, ample space for dining, provision for wall-mounted TV, window and patio doors opening to south facing rear garden. Fire door to Garage.

FIRST FLOOR

LANDING

Access to roof space, built in store cupboard, fitted cupboard housing pressurised water cylinder.

BEDROOM 1

With apex dormer window to front aspect, Velux window to rear, two radiators, provision for TV, built in wardrobe cupboard. DRESSING ROOM with apex dormer window to front aspect, radiator. Door to:

ENSUITE

Level entry shower with mixer shower spray and drench head, tiled splashbacks, vanity wash basin with cupboards beneath, concealed cistern w.c., tiled splashbacks, electric shaver point, chrome heated towel rail, Velux roof light.

BEDROOM 2

Large full-height window to front aspect, radiator, provision for TV. DRESSING ROOM, door to:

ENSUITE

Level entry shower with mixer shower spray and drench head, tiled splashbacks, vanity wash basin with cupboards beneath, concealed cistern w.c., tiled splashbacks, electric shaver point, chrome heated towel rail.

BEDROOM 3

Window to rear aspect, two fitted double wardrobe cupboards with sliding mirror doors, radiator.

BEDROOM 4

Two aspects to front, built in wardrobe cupboard with sliding mirror doors, radiator.

INTEGRAL DOUBLE GARAGE

With twin up and over doors, personal rear door and window, electric light and power points. Wall mounted gas boiler providing central heating and domestic hot water. Fire door to dining area.

GARDENS

The property is approached over a double width driveway leading to the garage and providing additional off-road parking. Immediately to the front of the property is an established shrub bed. A side access then leads to the fully enclosed rear garden enjoying a southerly aspect. There is a large paved patio area immediately to the rear leading to a lawned garden with shrub and gravel borders. There are two decked areas designed for alfresco dining, one with roof covering.

AGENTS NOTE

The property is freehold, has all mains services connected including fibre broadband direct to the property. The property has a Council Tax Rating of Band F.



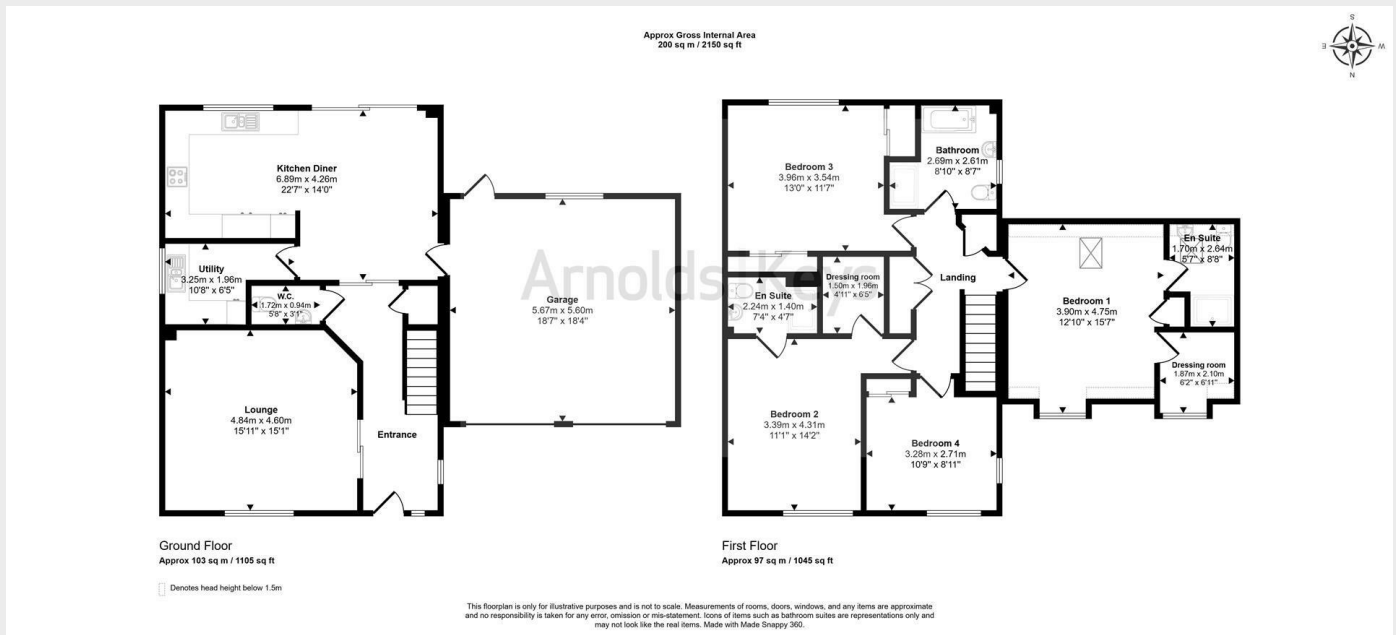


Viewings

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		93
(81-91) B	86	
(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	



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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