

# Arnolds | Keys



**8 The Meadows, Gresham, Norwich, NR11 8RZ**

**Price Guide £250,000**

- No onward chain
- Southerly facing rear garden
- Three bedrooms
- Just four miles from Coast at Sheringham
- Attractive Village setting
- Beautifully proportioned accommodation
- Allocated parking space



# 8 The Meadows, Gresham, Norwich, NR11 8RZ

Offered with no onward chain is this modern, end-terraced dwelling offering beautifully proportioned accommodation and standing in gardens enjoying a southerly aspect at the rear. The property lies in the heart of this Village and just a short walk to the Village school and just four miles from the coast at Sheringham.

The property is well presented and has the benefit of sealed unit glazing in UPVC frames and modern electric heaters. The property forms part of a small mews of similar houses and has an allocated parking space. An ideal property for both permanent use or investment.



Council Tax Band: B





## ENTRANCE HALL

Part glazed entrance door, staircase to first floor, two wall mounted electric heaters, wood laminate floor. Cupboard housing hot water tank.

## CLOAKROOM

Low level w.c., wash basin, UPVC window.

## KITCHEN

Fitted with a comprehensive range of base and wall storage cupboards with laminated work surfaces and tiled splashbacks, inset sink unit, provision for washing machine and dishwasher and electric cooker with filter hood above included in the sale, window to front aspect, wood laminate floor.

## LOUNGE/DINING ROOM

A beautifully proportioned and light room with window and French doors to rear garden. One wall fitted with timber panelling to include fitted alcove cupboards and provision for wall mounted TV. Timber feature fire surround with slate hearth.

## FIRST FLOOR

### LANDING

Wall mounted electric heater, access to loft space which is insulated.

### BATHROOM

Panelled bath with mixer tap and shower attachment above with rail and curtain. Close coupled w.c., wash basin, wall mounted heated towel rail, built in store cupboard, window to front aspect.

### BEDROOM 1

Window to rear aspect.

### BEDROOM 2

Window to front aspect, wall mounted electric heater.

### BEDROOM 3

Window to rear aspect, built in storage cupboard.

## OUTSIDE

The property is approached over the shingled car parking area where this property has an allocated parking space. A footpath then leads to each individual property with open plan front gardens. To the front of this property is a lawn with a mature laurel hedge. A side access then leads to the larger than average, enclosed rear garden. This is mostly lawned but also with a large decked area immediately outside the lounge/diner. There is established shrub planting to the boundary of the lawn and a timber GARDEN SHED.

## AGENTS NOTE

The property is freehold, has main electricity, water and drainage connected. The property has a Council Tax Rating of Band B





## Viewings

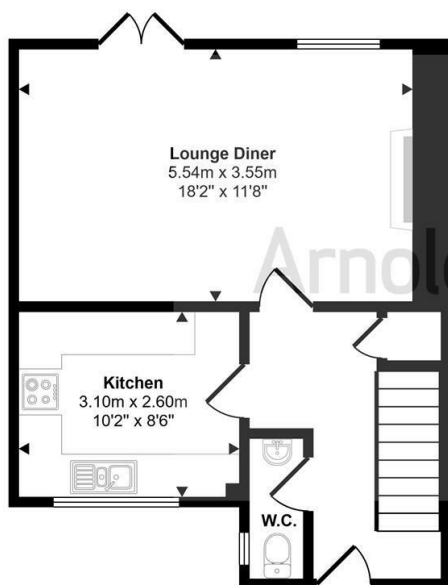
Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

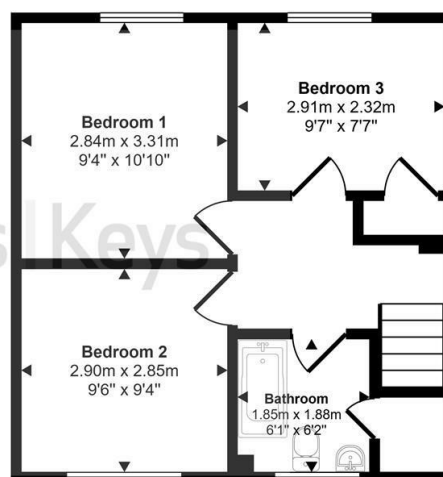
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>44</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	

Approx Gross Internal Area  
78 sq m / 838 sq ft



**Ground Floor**  
Approx 41 sq m / 436 sq ft



**First Floor**  
Approx 37 sq m / 402 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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