

# Arnolds | Keys



**Lamorna, 8a The Turning, Sheringham, NR26 8NG**

**Price Guide £490,000**

- Favoured cul-de-sac location
- Adaptable accommodation
- Two bathrooms
- Conservatory
- Beautifully presented
- Three bedrooms
- Enclosed rear garden
- Gas central heating



# 8a The Turning, Sheringham NR26 8NG

A beautifully presented, individually designed detached chalet bungalow enjoying a cul-de-sac location in this highly favoured location towards the western outskirts of the Town. The accommodation is nicely proportioned and somewhat deceptive in the space it provides. Gas central heating is installed throughout and the property has sealed unit glazing.

The property is close to the school and is approximately 3/4 mile from the Town Centre with its excellent selection of shops, restaurants and both bus and rail services.



Council Tax Band: E



## **ENTRANCE PORCH CANOPY**

With tiled floor, electric light, part glazed door and side panel opening to:

## **ENTRANCE HALL**

Window to side aspect, two radiators, archway, stairs to first floor with custom fitted storage cupboards.

## **BEDROOM 1**

Two aspects to front and side, large built in wardrobe cupboard, radiator, leading to:

## **ENSUITE**

Enclosed shower cubicle with twin head shower attachment and tiled splashbacks. Vanity wash basin, concealed cistern w.c., fitted storage cupboards, some with mirrored doors, electric shaver point, chrome heated towel rail.

## **CLOAKROOM**

Close coupled w.c., vanity wash basin with cupboard beneath, tiled splashbacks.

## **KITCHEN/BREAKFAST ROOM**

Recently re-fitted with a modern range of shaker-style base and wall cupboards with laminated work surfaces and metro tiled splashbacks, inset stainless steel sink unit, inset four ring gas hob with electric oven beneath, heated towel rail/radiator, windows to rear and side. Fitted breakfast bar, archway opening to:

## **UTILITY ROOM**

Further matching base and wall cupboards with metro tiled splashbacks, part glazed door and window to rear, radiator, provision for washing machine and tumble dryer.

## **LOUNGE/DINING ROOM**

With central redbrick fire surround with open fire if required, provision for TV, window to side aspect, glazed panel doors to hallway, further glazed doors leading to:

## **CONSERVATORY**

Radiator, double doors opening to rear garden.

## **FIRST FLOOR**

## **LANDING**

Built in storage cupboard.

## **OFFICE/STUDY/OCCASIONAL BEDROOM**

Built in wardrobe cupboard, Velux roof light. Door to:

## **BEDROOM 2**

Built in eaves storage cupboard, radiator, window to rear aspect.

## **BEDROOM 3**

Large built in wardrobe cupboard, window to side aspect.

## **SHOWER ROOM**

Recently re-fitted with a level-entry shower cubicle with twin head mixer shower, two heated towel rails, range of fitted storage cupboards, concealed cistern w.c., vanity wash basin, dormer window to rear aspect.

## **OUTSIDE**

Integral GARAGE: Up and over door, electric light and power point.

## **GARDENS**

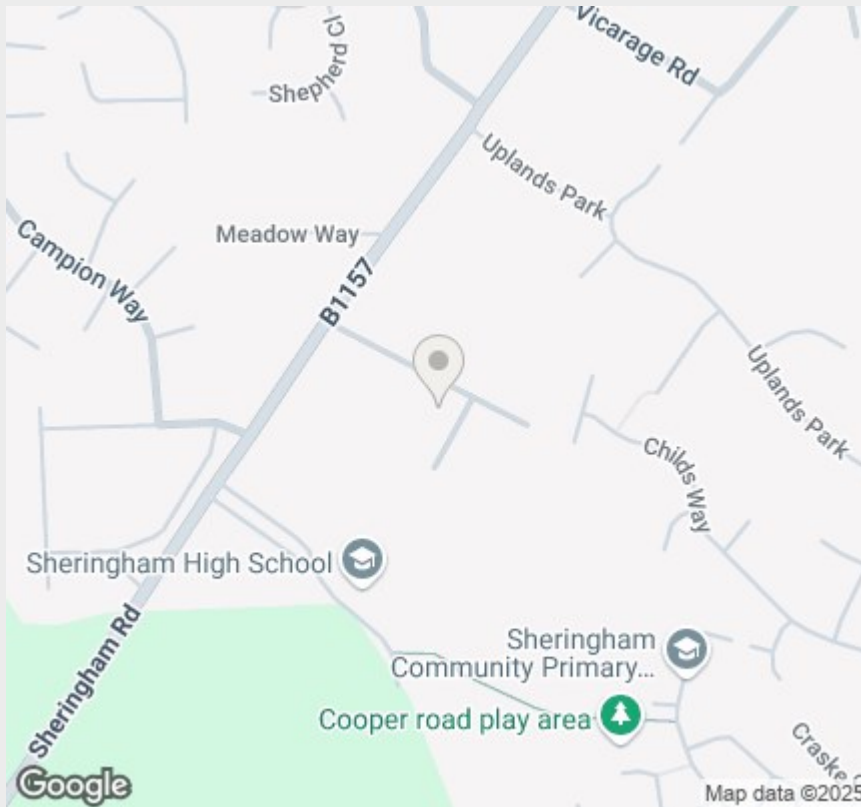
To the front of the property is a gravelled driveway and parking area. A paved pathway leads to the side gated access which leads to the rear garden. This has been arranged for ease of maintenance with lawned area, coloured stone chippings and established planted borders. There is a timber GARDEN SHED. The rear garden is fully enclosed with mature hedges and close boarded fencing.

## **AGENTS NOTE**

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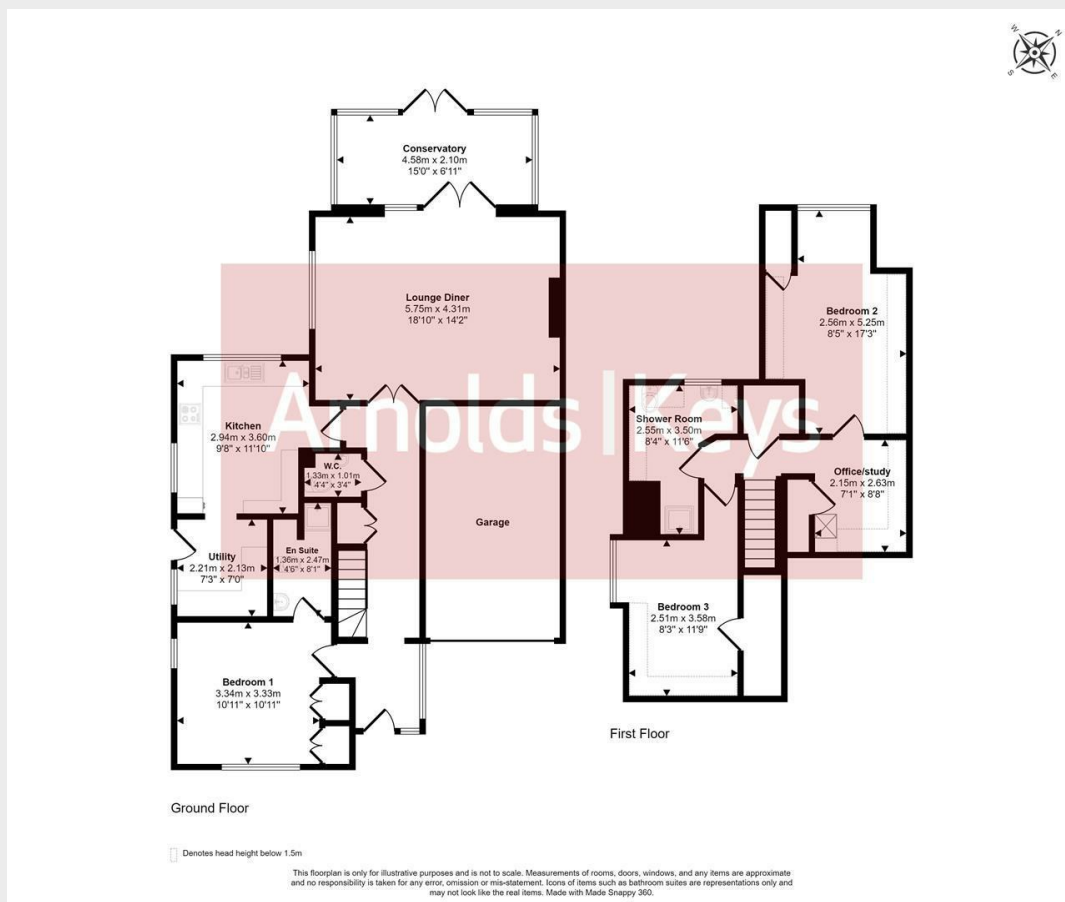


## Viewings

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>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</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 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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