



79 Childs Way, Sheringham, NR26 8TX

Price Guide £425,000

- No onward chain
- Four bedrooms
- Conservatory
- Gas central heating
- Close to local schools
- Two bathrooms (one en-suite)
- South facing rear garden
- Would benefit from some updating

# 79 Childs Way, Sheringham NR26 8TX

Offered with no onward chain is this modern, detached dwelling located towards the end of a cul-de-sac on this popular residential development by Norfolk Homes Ltd. The property offers four bedrooms, two bathrooms and a conservatory adds to the accommodation at the rear. Gas central heating is installed throughout and the property has sealed unit glazing. Being close to both primary and junior schools this property would provide an excellent family home.

The Town Centre which offers an excellent selection of local shops and restaurants is approximately 3/4 mile distant. Both bus and rail services offer easy access to Norwich which is just 27 miles distant.



Council Tax Band: D



## ENTRANCE PORCH CANOPY

Part glazed door and side panel leading to:

## ENTRANCE HALL

Fitted store cupboard in arched alcove, radiator, stairs to first floor with understairs store cupboard.

## CLOAKROOM

Close coupled w.c., wash basin, radiator, part tiled walls, UPVC window.

## LOUNGE

With large UPVC leaded window to front aspect, radiator, provision for TV, marble and timber fire surround with gas fire, open plan design leading to:

## DINING AREA

Radiator, door to conservatory open plan design leading to:

## KITCHEN

Fitted with a range of base and wall units, wooden work surfaces with tiled splashbacks, inset stainless steel sink unit, inset electric hob with filter hood above, built in electric double oven, window to rear aspect, tiled floor. Door to:

## UTILITY ROOM

Part glazed door and window to rear, further range of base and wall cupboards with laminated work surfaces and tiled splashbacks, inset sink unit, provision for washing machine/dishwasher, tiled floor.

## CONSERVATORY

Of UPVC construction, vaulted roof, doors to rear south facing garden.

## FIRST FLOOR

### LANDING

Access to roof space, built in airing cupboard with hot water cylinder.

### BEDROOM 1

UPVC oriel bay window to front aspect, radiator, built in double wardrobe cupboard with folding mirror doors.

### ENSUITE

Close coupled w.c., vanity wash basin with cupboards beneath, radiator, enclosed shower cubicle, part tiled walls tiled floor, mirrored cabinet, electric shaver point, UPVC window.

### BEDROOM 2

Window to front aspect, radiator, built in double wardrobe cupboard with folding mirror doors.

### BEDROOM 3

Window to REAR aspect, radiator, built in double wardrobe cupboard with folding mirror doors.

### BEDROOM 4

Window to front aspect, radiator, built in double wardrobe cupboard with folding mirror doors.

## BATHROOM

Panelled bath in arched alcove, close coupled w.c., vanity wash basin with cupboards beneath, electric shaver point, radiator, UPVC window, part tiled walls, tiled floor.

## INTEGRAL GARAGE

With double entrance doors, personal rear door to inner lobby. Wall mounted gas boiler providing central heating and domestic hot water, electric light and power.

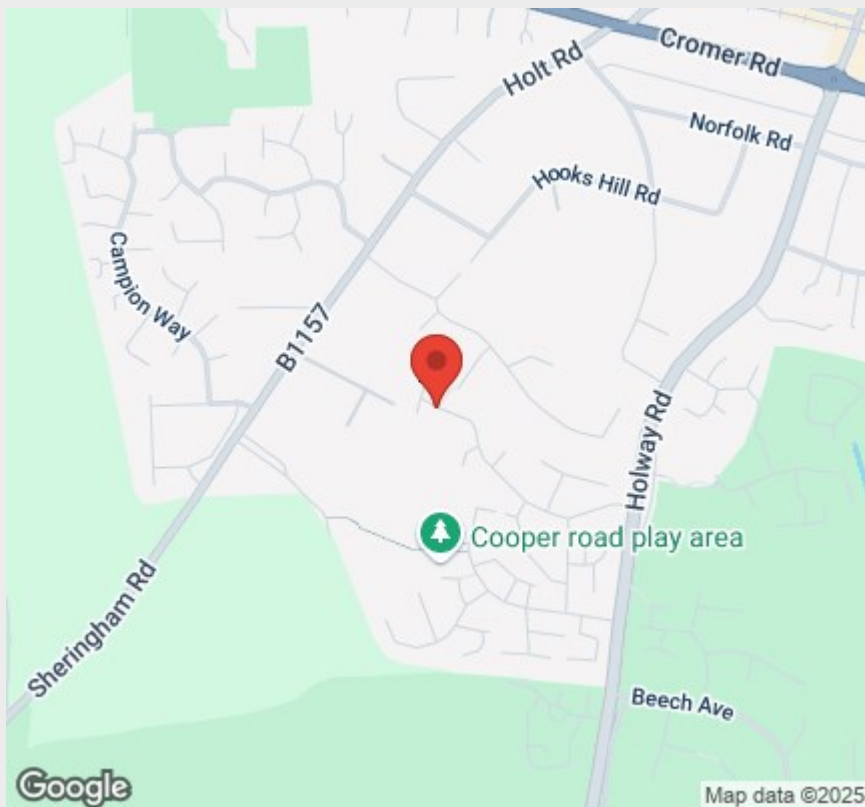
## GARDENS

The property is approached over a wide tarmac driveway with a grassed area and established planting to the side. A side access then leads to the fully enclosed, south facing rear garden. There is a patio and grassed area with further established planting interspersed. There is a timber GARDEN SHED at the rear.

## AGENTS NOTE

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





## Viewings

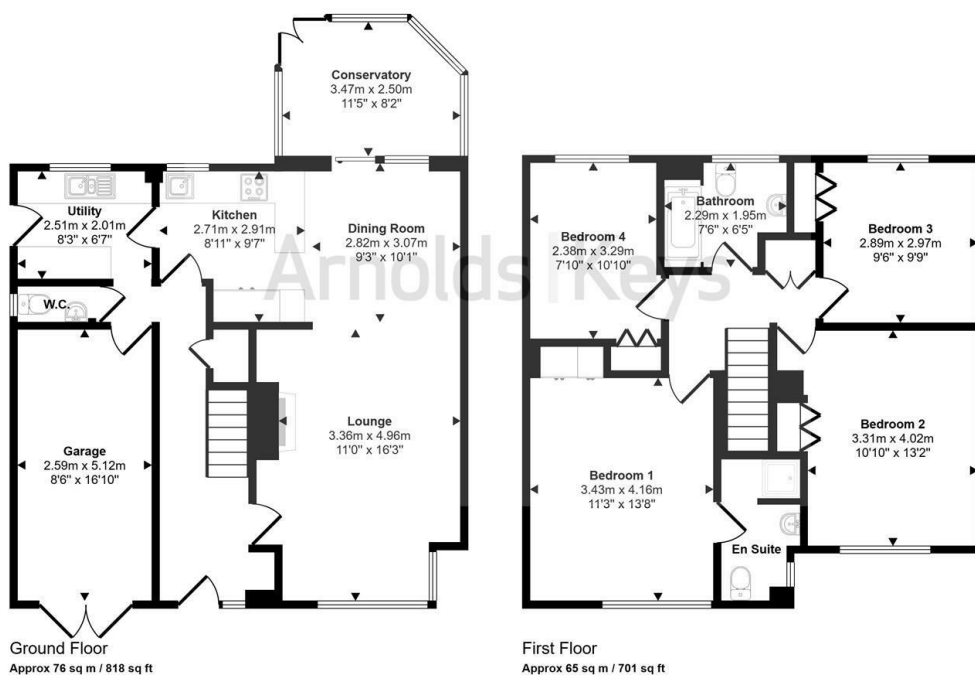
Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</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	

Approx Gross Internal Area  
141 sq m / 1520 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 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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