

# Arnolds | Keys



67 Holway Road, Sheringham, NR26 8HP

Price Guide £625,000

- Superbly presented
- Offering up to five bedrooms
- Three reception rooms
- Double garage
- Beautifully proportioned
- Three bathrooms including two ensembles
- Large conservatory
- Walking distance of Town Centre



# 67 Holway Road, Sheringham NR26 8HP

A superb detached dwelling offering beautifully proportioned accommodation with the addition of a large conservatory at the rear. Constructed by Norfolk Homes Ltd. and forming part of the Snaefell Park development this is an executive style dwelling offering up to five bedrooms and three bathrooms. The accommodation has full gas fired central heating and has the benefit of a double garage too.

The property is just south of the Town and within walking distance of the Town Centre which offers a wide range of shops, restaurants whilst both bus and railway services provide easy access to the County Capital of Norwich.



Council Tax Band: F



## ENTRANCE PORCH

With part glazed entrance door and leaded glazed side panels leading to:

## ENTRANCE HALL

Two built in store cupboards with mirror doors, turning staircase to first floor with understairs recess.

## CLOAKROOM

With close coupled w.c. and washbasin, window to front.

## OFFICE/BEDROOM 5

Glass panelled door to hallway, window to front aspect, provision for TV.

## LOUNGE

A beautifully light room with two windows to the side aspect and large sliding patio doors opening to the conservatory. Central feature stone fire surround housing living flame gas fire, glass panelled door to hallway, provision for TV.

## CONSERVATORY

A magnificent addition to the property with patio doors to both the lounge and breakfast room and doors opening to rear garden too. Karndean flooring and Pilkington Glass roof.

## DINING ROOM

Window to front aspect, glass panelled door to hallway.

## BREAKFAST ROOM

Sliding door to conservatory, glass panelled door to hallway and open plan design with tiled floor leading to:

## KITCHEN

Continuation of tiled floor, comprehensive range of base and wall storage cupboards, window to rear aspect, inset sink unit, inset induction hob with electric oven beneath and filter hood above, second integrated multi-oven, dishwasher and refrigerator, water softener. Door to:

## UTILITY ROOM

Further range of base and wall storage cupboards with matching work surfaces. Part glazed door and window to rear, inset sink unit, gas fired boiler providing central heating (underfloor on ground floor) and domestic hot water, provision for washing machine and tumble dryer.

## FIRST FLOOR LANDING

Radiator, built in airing cupboard, access to roof space.

## BEDROOM 1

A double aspect room with windows to rear and side. Radiator, built in wardrobe cupboard. Door to:

## ENSUITE

Large walk-in shower enclosure, vanity wash basin with cupboards beneath, close coupled w.c., bidet, window to rear, part tiled walls, chrome heated towel rail.

## BEDROOM 2

Window to front aspect, radiator, built in double wardrobe cupboard. Door to:

## ENSUITE

Walk-in shower enclosure, pedestal wash basin, close coupled w.c., bidet, radiator, part tiled walls. window to side.

## BEDROOM 3

Window to front aspect, radiator, built in double wardrobe cupboard.

## BEDROOM 4

Window to rear aspect, radiator, built in double wardrobe cupboard.

## FAMILY BATHROOM

Panelled bath in arched recess with mixer tap and shower attachment, close coupled w.c., vanity wash basin with cupboard beneath, part tiled walls, radiator, window to rear aspect.

## OUTSIDE

Brick built DOUBLE GARAGE: With driveway providing additional off-road parking.

## GARDENS

To the front of the property is a small, enclosed garden area with lawn and established shrub planting to provide privacy from Holway Road. A gated access leads to the rear garden which has been arranged for ease of maintenance with a number of paved areas providing ample space for al fresco dining etc. There are further established beds at the rear too.

## AGENTS NOTE

The property is freehold, has all mains services connected and 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	82
(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	



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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