

# Arnolds | Keys



**12 The Boulevard, Sheringham, NR26 8LJ**

**Price Guide £775,000**

- Sought after location
- Three reception rooms
- Garage and gardens
- Close to beach and shops
- Seven bedrooms with five bathrooms
- Ideal large family home or exclusive Guest House
- Beautifully proportioned rooms
- Gas central heating and UPVC windows
- Flint and brick construction

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# 12 The Boulevard, Sheringham NR26 8LJ

Located in the heart of the Town, in a highly desirable setting is this handsome Edwardian house of character offering beautifully proportioned accommodation over three floors, including a first floor balcony. The property is of a traditional flint and brick construction and has received some sympathetic modern additions in recent years such as UPVC sealed unit sash windows.

The property is just a stone's throw from the beach and shops making it an ideal opportunity for a large family home or exclusive Guest House. As well as its neatly arranged gardens, there is a garage at the rear.



Council Tax Band: E



### **ENTRANCE PORCH**

With twin UPVC entrance doors, tiled floor, further glazed door and side panels leading to:

### **ENTRANCE HALL**

Polished tiled floor, staircase to first floor, understairs storage cupboard, radiator, ornate arch.

### **LOUNGE**

A beautiful room with two aspects including a wide bay window to the front and second window to the side. Ornate fire surround with tiled inserts and open fire if required. Two radiators, provision for TV.

### **DINING ROOM**

Large bay window to side aspect, period fireplace with tiled inserts, shelved alcoves, radiator.

### **SHOWER ROOM**

Corner shower enclosure with electric shower, wash basin with cupboards beneath, low level w.c., part tiled walls and floor.

### **KITCHEN/BREAKFAST ROOM**

Beautifully fitted with a range of hand made shaker style cabinets with a volcanic glass work surface and complimentary tiled splashbacks. Belfast deep sink, dual fuel range style stove in tiled recess, radiator, walk-in larder cupboard, window to side aspect, further built in storage cupboards, access to secondary staircase, double doors opening to:

### **REAR PORCH**

Doors to rear garden tiled floor, Triplex roof.

### **BACK KITCHEN**

Further range of base and wall storage units, inset sink unit, point for electric cooker, radiator, provision for dishwasher, wall mounted gas boiler providing central heating and domestic hot water, radiator.

### **UTILITY ROOM**

Part tiled walls, tiled floor, provision for washing machine, window to rear porch.

### **FIRST FLOOR LANDING**

Radiator, window to rear, staircase to second floor.

### **BEDROOM 1**

With wide bay window to front aspect including door to BALCONY. second window to the side, two radiators, provision for TV, period fire surround, door to:

### **ENSUITE**

Corner shower enclosure with mixer shower, pedestal wash basin, close coupled w.c., electric towel rail, part tiled walls.

### **BEDROOM 2**

Bay window to side aspect, radiator, period fire surround, provision for TV, door to:

### **ENSUITE**

Shower enclosure with mixer shower, pedestal wash basin, close coupled w.c., part tiled walls,

### **BEDROOM 3**

Radiator, two aspects to the side, access to rear landing, provision for TV, door to:

### **ENSUITE**

Corner shower enclosure with electric shower, pedestal washbasin, close coupled w.c., electric heated towel rail.

### **BEDROOM 4**

Window to front aspect, radiator.



## REAR LANDING

Accessed from secondary staircase and with door to:

## KITCHEN 2

Range of base and wall storage units, inset sink unit, inset gas hob, pine panelled ceiling, wall mounted combination boiler, radiator, two windows to side aspect.

## SECOND FLOOR LANDING

Window to rear aspect.

## BEDROOM 5

Window to front aspect, radiator, provision for TV, period fireplace.

## BEDROOM 6

Window to rear, radiator, cupboard housing gas boiler, period fireplace, provision for TV.

## BATHROOM

Panelled bath, low level w.c., pedestal wash basin, shower cubicle with mixer shower, part tiled walls, radiator, window to rear.

## OUTSIDE

Lean-to STORE. Brick built GARAGE with wide entrance door and personal rear door.

## GARDENS

To the front of the property is a neat garden area with lawn and established flower beds and shrub borders. The fully enclosed rear garden has a paved patio, lawned area and further paved section leading to the GREENHOUSE.

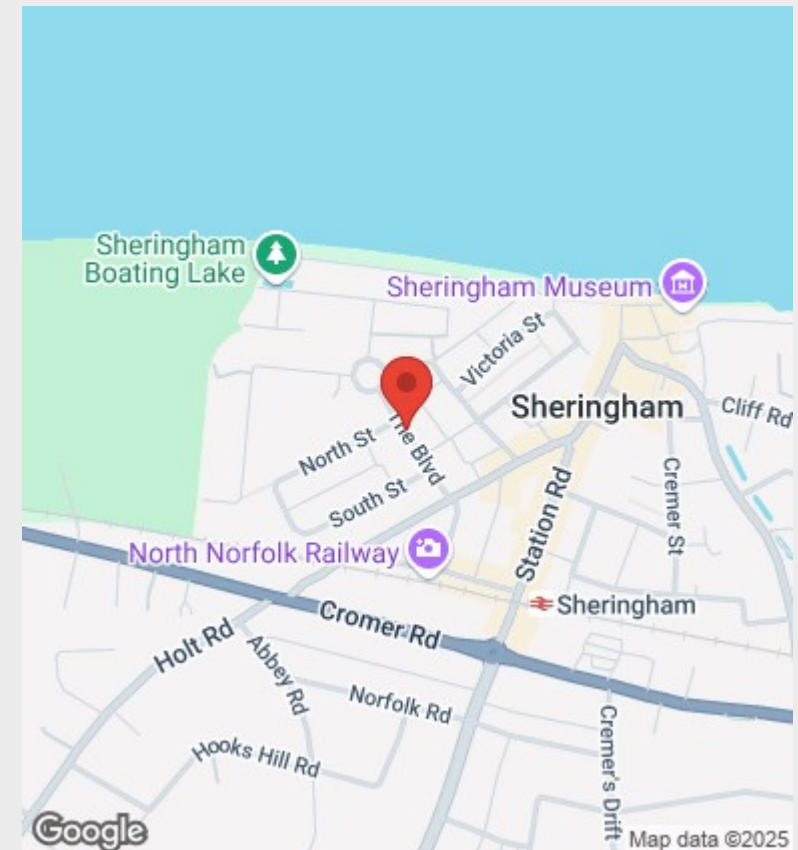
## AGENTS NOTE

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









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.



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          | 55      | 75                         |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</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 |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

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