



26 Beech Avenue, Sheringham, NR26 8NS

Price Guide £318,000

- Deceptively generous accommodation
- Three reception rooms
- South facing garden
- Garage and off-road parking
- Three bedrooms
- Open plan kitchen
- Gas central heating
- Close to schools

26 Beech Avenue, Sheringham NR26 8NS

We are pleased to offer this truly deceptive property offering beautifully presented and generously proportioned accommodation offering three bedrooms and a separate family room. The property has gas fired central heating throughout and enjoys a south facing aspect at the rear.

This semi-detached dwelling is located on a popular residential development towards the southern outskirts of the Town and is close to the woodland at Pretty Corner and a short walk to the Primary and Junior Schools; thus making this an ideal family home. A local Convenience Store is close by too.



Council Tax Band: C



ENTRANCE HALL

Part glazed entrance door, stairs to first floor with understairs recess, radiator, shelved alcove, tiled floor. Door to:

KITCHEN

Window to side aspect, comprehensive range of shaker style base and wall cabinets with laminated work surfaces and matching upstands, inset electric hob with filter hood and splashback above, built in double oven, inset sink unit, provision for washing machine and dishwasher (slimline), tiled floor. Open plan design leading to:

DINING AREA

Radiator, wood laminate flooring, open plan to:

LOUNGE AREA

Continuation of laminate floor, patio doors opening to south facing rear patio, two radiators, provision for TV, built in store cupboard.

FAMILY ROOM

Radiator, window and door to front aspect, laminate flooring, large walk-in store/office with window to side aspect, radiator. Door to:

ENSUITE CLOAKROOM

Close coupled w.c., corner wash basin, chrome heated towel rail, window to side aspect.

FIRST FLOOR

LANDING

Radiator, window to side aspect, access to roof space, fitted cupboard housing gas fired combination boiler.

BEDROOM 1

Window to front aspect, radiator.

BEDROOM 2

Window to rear aspect, radiator.

BEDROOM 3

L shaped, radiator, window to rear aspect.

BATHROOM

Panelled bath with electric independent shower and screen above, close coupled w.c., pedestal wash basin, window to side aspect, chrome heated towel rail, part tiled walls.

OUTSIDE

The property has a large tarmac driveway to the side and front providing ample space for off-road parking. This in turn leads to a GARAGE with double entrance door. The rear garden enjoys a southerly aspect and has a large patio area leading to a raised lawned area with some established planting. Attached to the rear of the garage is a LEAN-TO STORE.

AGENTS NOTE

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



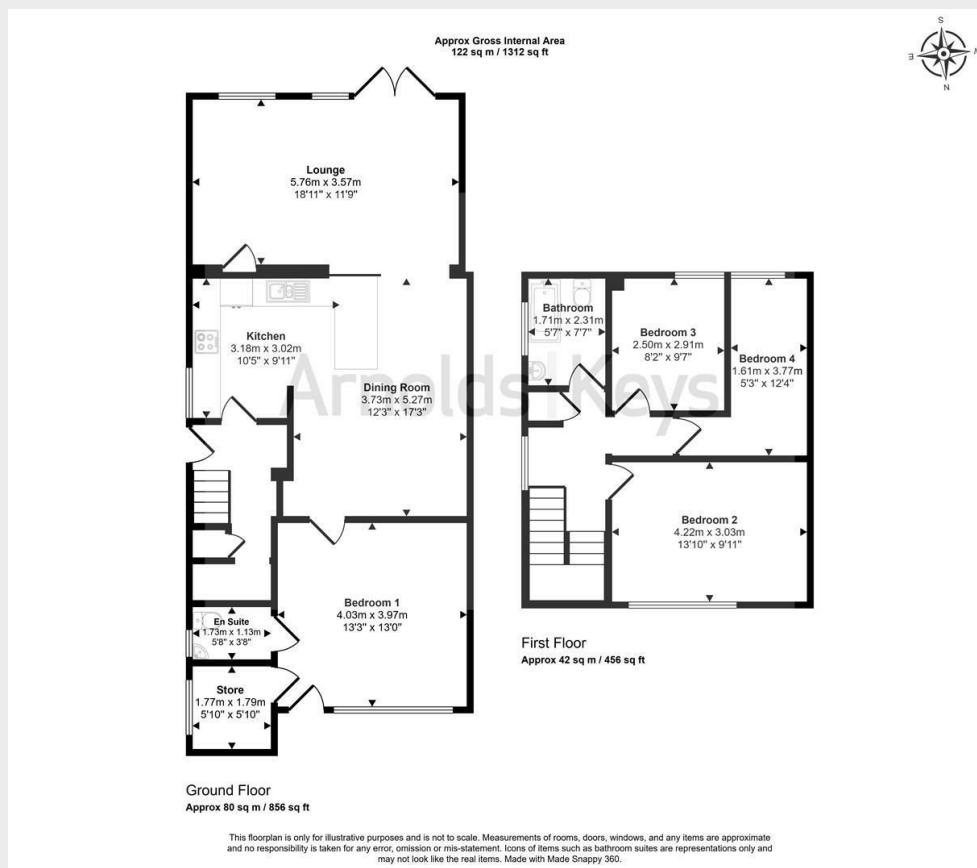


Viewings

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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, 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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