



3 Woodland Rise West, Sheringham, Norfolk, NR26 8NZ

Price Guide £450,000

- Generously proportioned accommodation
- Conservatory at rear
- Close to woodland at Pretty Corner
- Garage and off-road parking
- Up to four bedrooms
- Gas central heating
- Delightful gardens
- South facing aspect.

3 Woodland Rise West, Sheringham NR26 8NZ

A beautifully proportioned detached bungalow located in a popular residential location, close to woodland at Pretty Corner. The property offers flexible accommodation with up to four bedrooms and just under under 1800 sq. ft of gas centrally heated accommodation. The gardens are also a feature of the property and are regularly open to the public for charitable causes.

The property is towards the southern outskirts of the Town although a local Convenience Store is close by, The Town itself offers a wide range of amenities including an excellent selection of local shops, restaurants and both bus and rail services.



Council Tax Band: D



ENTRANCE HALL

With part glazed entrance door and glazed side panels. Radiator, built in cupboard housing gas fired boiler, further built in linen and store cupboards.

CLOAKROOM

Wash basin, close coupled w.c., radiator, window to side, part tiled walls.

SHOWER ROOM

Close coupled w.c., vanity wash basin with cupboards beneath, radiator, glass screen, mixer shower, tiled walls, electric shaver point, wall mirror.

LOUNGE AREA

Large picture window to front aspect, radiator, provision for TV, timber and marble fire surround with marble hearth, open plan design to:

DINING AREA

With glazed doors opening to:

CONSERVATORY

Of UPVC construction on brick base with doors leading to the rear garden. Wall mounted electric heater.

SNUG/BEDROOM 4

Radiator, window to rear aspect.

KITCHEN

Comprehensive range of base and wall cabinets with laminated work surfaces and tiled splashbacks. Inset four ring gas hob with filter hood above, built in electric double oven, inset sink unit, tiled floor. Part glazed door and window leading to:

UTILITY PORCH

Further base and wall cabinets, laminated work surface, inset sink unit, provision for washing machine, door to garage and door to rear garden.

BEDROOM 1

Radiator, window to front aspect, one wall fitted with a range of wardrobe cupboards.

BEDROOM 2

Radiator, window to front aspect, fitted wardrobe cupboards.

BEDROOM 3

Radiator, window to side aspect.

OUTSIDE

Attached brick built GARAGE with electric roller door and personal door to Utility Room. Electric light and

power point. Further personal door at the rear. Other outbuildings include GREENHOUSE, TWO GARDEN STORE SHEDS.

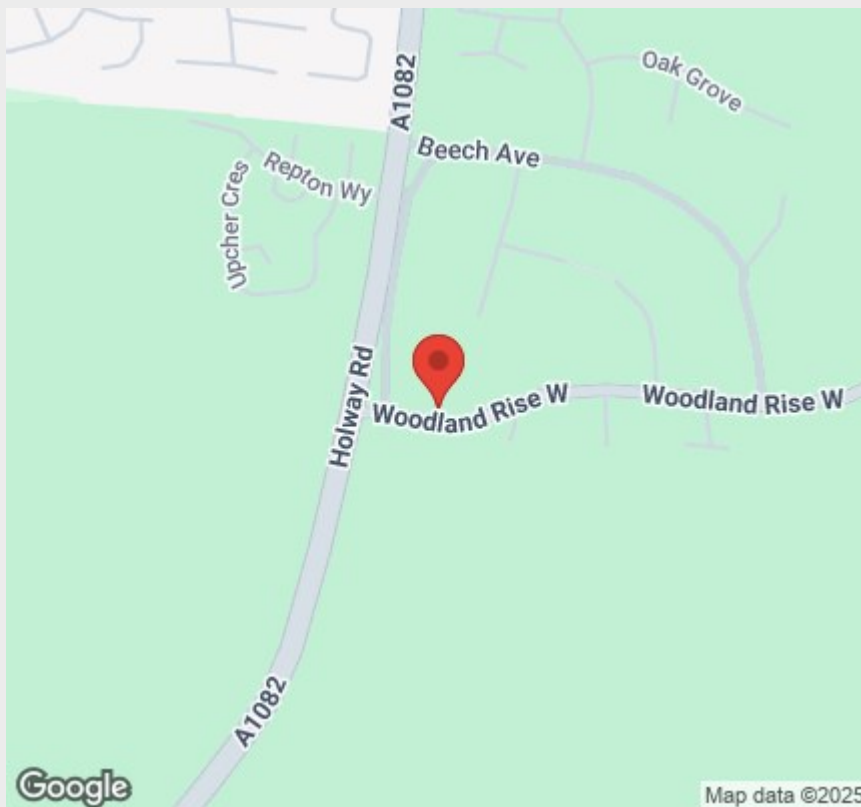
GARDENS

The property is approached over a shingled driveway leading to the CAR PORT and additional off-road parking area. There are raised shrub beds to the front. The fully enclosed rear garden is a gardener's delight having been carefully landscaped and planted to provide a colourful picture all year round. There are a number of grassed areas surrounded by well-established shrub and flower beds. All in all providing a good degree of privacy.

AGENTS NOTE

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





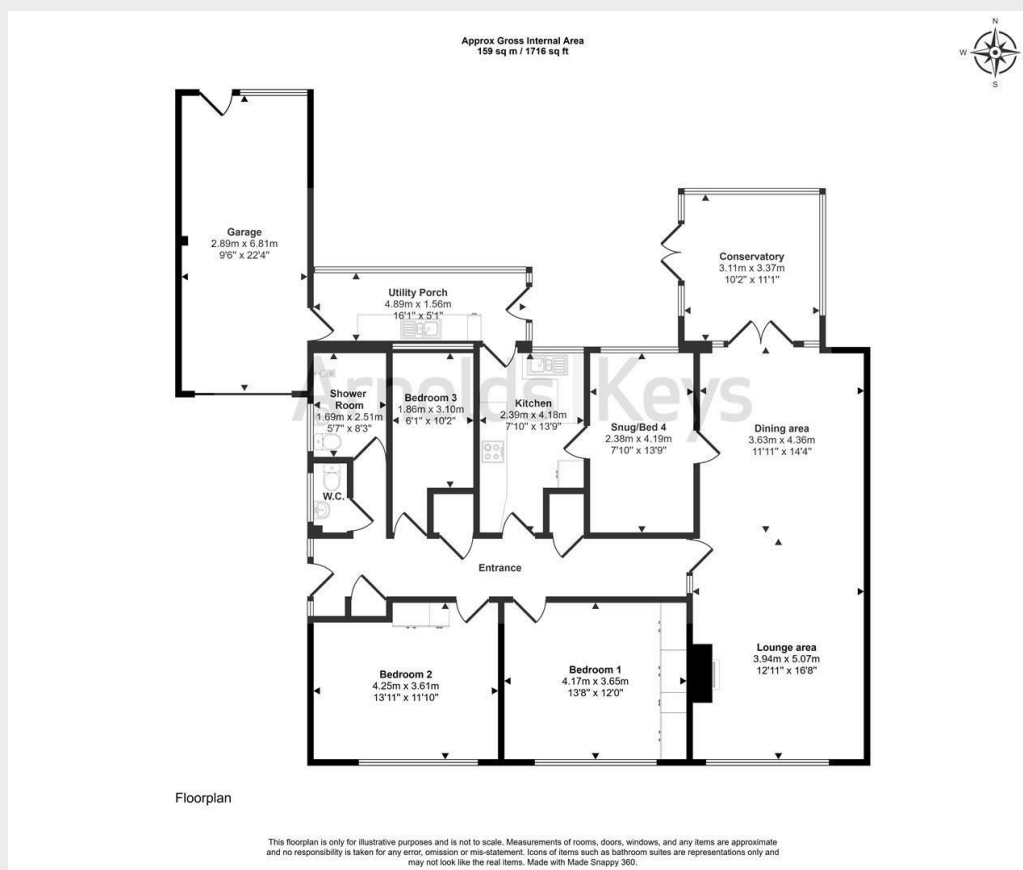
Viewings

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) A		
(81-91) B		
(69-80) C	70	77
(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.



11 Station Road, Sheringham, Norfolk, NR26 8RE
01263 822373

coastal@arnoldskeys.com
www.arnoldskeys.com