



10 Uplands Park, Sheringham, NR26 8NE

Price Guide £695,000

- No onward chain
- Superb south facing gardens
- Up to five bedrooms
- High degree of privacy
- Highly favoured location
- Adaptable accommodation
- Gas central heating
- Two garages and ample off road parking

10 Uplands Park, Sheringham NR26 8NE

Standing in a generous, landscaped plot is this substantial detached dwelling located in a highly favoured and sought after residential setting. Uplands Park itself is a mature residential development of individual detached properties just to the west of the Town and approximately a half mile from the Town Centre.

This dwelling offers adaptable accommodation having been extended at the rear to provide up to five bedrooms or annexe potential. The gardens are a feature of the property and enjoy a southerly aspect at the rear and a good degree of privacy.



Council Tax Band: F



ENTRANCE VERANDAH

With part glazed door opening to:

ENTRANCE PORCH

With window to front aspect, further part glazed door to:

RECEPTION HALL

With window to front aspect, radiator, open tread staircase to first floor.

CLOAKROOM

Window to front aspect, low level w.c., wash basin, radiator.

LOUNGE

A beautifully proportioned and light room with window to front aspect and full height window to the rear. Feature brick fireplace with point for electric fire but with the facility for an open fire if required, provision for TV, radiator. Part glazed bi-fold doors opening to:

DINING ROOM

With a further set of glazed doors opening to the rear garden. Radiator, glazed panel to hallway, sliding glazed door opening to:

KITCHEN/BREAKFAST ROOM

With glazed door to hallway, comprehensive range of base and wall units incorporating laminated work surfaces and tiled splashbacks, inset four ring gas hob with electric oven beneath, provision for dishwasher, window to rear aspect, radiator, part glazed door to:

UTILITY ROOM

Part glazed door and window to rear aspect, provision for washing machine, tiled floor, window and door to GARAGE.

INNER HALLWAY

Door to second GARAGE. Door to:

SHOWER ROOM

Part pine panelled and tiled walls, electric wall heater, independent electric shower unit and tray.

SECOND LOUNGE/BEDROOM 5

A more recent addition to the property with two aspect to the rear including large sliding patio doors to the paved patio. feature brick fire surround with tiled hearth.

FIRST FLOOR

GALLERIED LANDING

Window to front aspect, radiator.

BEDROOM 1

Window to rear aspect, radiator, two built in double wardrobe cupboards.

BEDROOM 2

Radiator, window to rear aspect, built in double wardrobe cupboard.

BEDROOM 3

Radiator, window to front aspect.

BEDROOM 4

Radiator, window to rear aspect, built in double wardrobe cupboard.

BATHROOM

Panelled bath with mixer tap and shower attachment, close coupled w.c., vanity wash basin with cupboards beneath, radiator, window to front aspect, fitted airing cupboard.

OUTSIDE

Two integral GARAGES: Each with an up and over door, electric light and power point. Timber GARDEN SHED

GARDENS

The property is approached a semi-circular tarmac driveway at the front with a lawn and established shrubs providing privacy from the footpath. The generous rear garden enjoys a southerly aspect and has a large paved patio immediately at the rear which leads to the extensive lawn which is interspersed with mature shrubs and trees. The lawned area is also bordered by further mature shrubs which enhance the gardens and provide additional privacy.

AGENTS NOTE

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



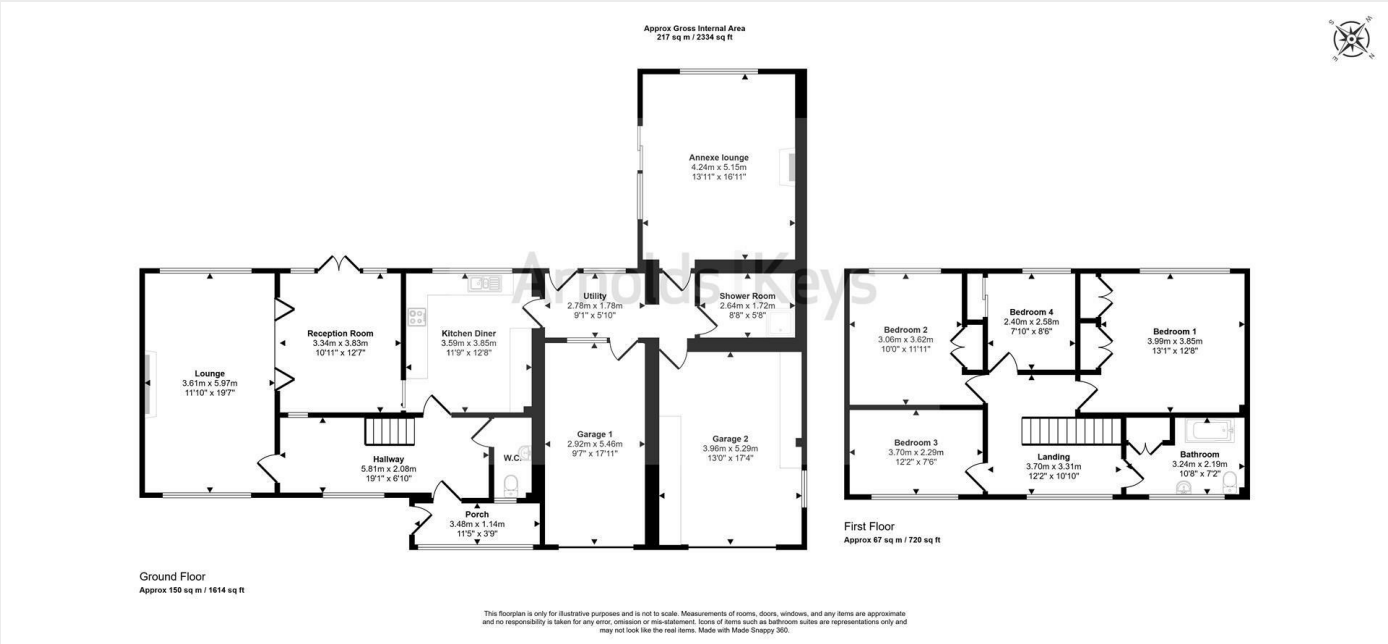


Viewings

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) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(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.

