



82b Abbey Park, Beeston Regis, Sheringham, NR26 8SS

Price Guide £325,000

- Recently refurbished throughout
- New gas central heating system
- Two bedrooms
- Off-road parking
- New kitchen and bathroom
- New UPVC windows and doors
- Large summer house
- Beautifully presented

82b, Abbey Park, Beeston Regis, Sheringham, NR26 8SS

An excellent opportunity to acquire a beautifully presented, detached bungalow having recently been refurbished and enjoying a slightly elevated position on this popular residential development. Located towards the eastern outskirts of the Town in Beeston Regis, the property is approximately a mile from the Town Centre although a regular bus service passes along the Coast Road.

In recent months, the refurbishment programme has included a new kitchen, new bathroom, new heating system, new windows and doors in addition to some external landscaping, thus providing a beautiful home in a popular location.



Council Tax Band: C



ENTRANCE PORCH

UPVC construction with part glazed entrance door, further part glazed door opening to:

ENTRANCE HALL

Radiator, two built in store cupboards, access to roof space.

LOUNGE

A lovely light room with large picture window to the front aspect and a second high level window to the side, two radiators, provision for TV.

KITCHEN/DINING ROOM

Recently re-fitted with a contemporary range of base and wall cabinets in modern contrasting colours, blending with the Minerva Carysil solid acrylic work surfaces and matching upstands, inset induction hob with modern extractor hood above, integrated dishwasher, integrated electric oven and combination microwave, integrated dishwasher, plumbing and recess for American style fridge/freezer, larder-style cabinet, concealed and newly installed Glow Worm gas boiler providing central heating and domestic hot water. Part glazed entrance door, two further aspects top front and side.

SHOWER ROOM

Another refurbished room now fitted with a large, level entry shower tray with glazed screen and mixer shower. Vanity wash basin, fitted cupboards with solid surface above, concealed cistern w.c., metro tiled splashbacks, heated towel rail, two windows to side aspect.

BEDROOM 1

Radiator, window to rear aspect, built in wardrobe cupboard, provision for TV.

BEDROOM 2

Radiator, window and glazed door to rear garden. Door to:

ENSUITE

Close coupled w.c., vanity wash basin, window to side aspect.

GARDENS

The gardens have been re-landscaped to provide a dropped kerb and off-road parking space, there

is a further hard standing on the opposite side of the shingle bed. A gate then leads to a side garden which is well established and leads to the enclosed rear garden which is terraced to provide a patio area, lawn and further established shrubs. There is a new timber SUMMER HOUSE and timber GARDEN SHED.

AGENTS NOTE

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



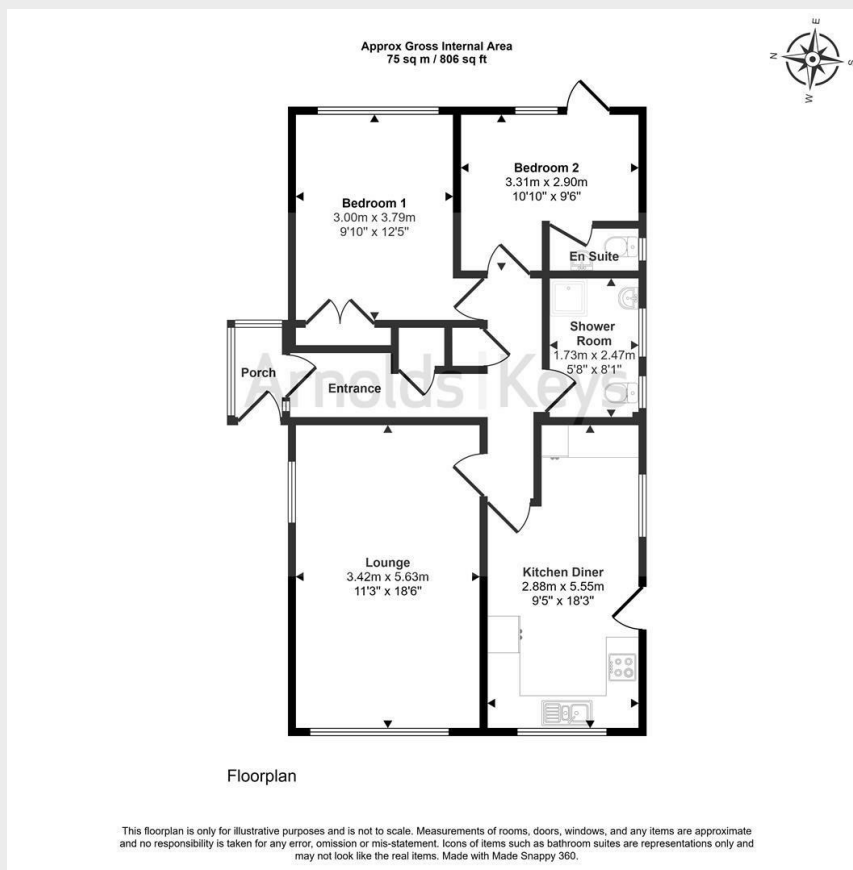


Viewings

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	73	81
(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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