

# Arnolds | Keys



## Beeston House Cromer Road, Beeston Regis, Sheringham, NR26 8SQ

**Price Guide £850,000**

- A stunningly presented home with added potential
- Three reception rooms
- South facing garden at rear
- No onward chain
- Wonderful coastal views
- Five bedrooms
- Four man Swedish rock sauna
- Beautifully proportioned, extended accommodation
- Four bathrooms
- Ample off-road parking

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

coastal@arnoldskeys.com  
www.arnoldskeys.com



# Beeston House Cromer Road, Beeston Regis, Sheringham NR26 8SQ

Beeston House represents a wonderful opportunity to acquire a superb home with the potential to extend into the adjoining former shop and salon. The property is beautifully proportioned and benefits from a large extension at the rear and offers three generous reception rooms, five bedrooms and four bathrooms. The presentation of this home is exemplary throughout with the bonus of beautiful coastal views to the front. The gardens are equally as immaculate as the interior and with a south facing aspect they offer a good degree of privacy. The property has gas fired central heating and sealed unit glazing.

Sheringham itself is approximately a mile distant and offers a wonderful selection of shops and restaurants, whilst both bus and rail services provide easy access to the County Capital of Norwich.



Council Tax Band: C



## **ENTRANCE HALL**

Two composite entrance doors, stairs to first floor, two radiators.

## **LOUNGE**

With large picture window to front aspect with wonderful coastal views. Engineered oak floor, wood burning stove on slate tiles, provision for TV, radiator, wide opening to:

## **DINING AREA**

Continuation of engineered oak floor, radiator, twin panelled glass doors leading to:

## **TV/GAMES ROOM**

A beautifully light room with patio doors to the rear and windows to two further aspects. Two radiators, provision for TV and wiring for surround sound.

## **SNUG/BEDROOM**

Radiator, window to front aspect, fitted desk/storage unit, provision for wall mounted TV.

## **KITCHEN/BREAKFAST ROOM**

Beautifully fitted with a range of white, high gloss, contemporary base and wall cabinets with solid work surfaces and matching upstands. Inset 1 1/2 bowl stainless steel sink unit, integrated dishwasher, range style, dual fuel stove with double oven, multi ring gas hob with stainless steel splashback and filter hood above. Integrated fridge, freezer and microwave. Concealed worktop lighting, and LED low level floor lighting, window and part glazed door to rear.

## **BATHROOM**

Panelled bath, vanity wash basin with cupboards beneath, close coupled w.c., enclosed shower cubicle, window to rear aspect, tiled floor and walls.

## **FIRST FLOOR**

With two Velux roof lights above stairs.

## **LANDING**

Two Velux roof lights, access to roof space. Low level LED floor lighting. Two doors opening to boiler cupboard and airing cupboard.

## **BEDROOM 1**

Radiator, Velux roof lights to front and rear. Range of fitted wardrobe cupboards with central door opening to:

## **ENSUITE**

With enclosed shower cubicle, vanity wash basin, close coupled w.c., heated towel rail, Velux roof light.

## **BEDROOM 5**

Window to front aspect with wonderful coastal views. Radiator.

## **BEDROOM 2**

Window to front aspect with wonderful coastal views. Radiator, fitted wardrobe. Door to:

## **ENSUITE**

With enclosed shower cubicle, vanity wash basin, close coupled w.c.

## **SHOWER ROOM**

With enclosed shower cubicle, pedestal wash basin, close coupled w.c., heated towel rail, Velux roof light.

## **OFFICE**

Velux roof light, fitted work surface.

## **BEDROOM 4**

Radiator, provision for TV, Velux roof light, fitted wardrobe and drawer unit.

## **BEDROOM 3**

Radiator, two Velux roof lights, provision for TV, fitted wardrobe cupboard.

## **FORMER SHOP**

Formerly a Convenience Store but suitable for conversion into additional accommodation (subject to Building Regulation approval) with store room and W.C at rear.

## **SALON**

Currently operating as a Hair Salon but equally suitable for a home office etc. Lobby and Cloakroom at rear.



## OUTSIDE

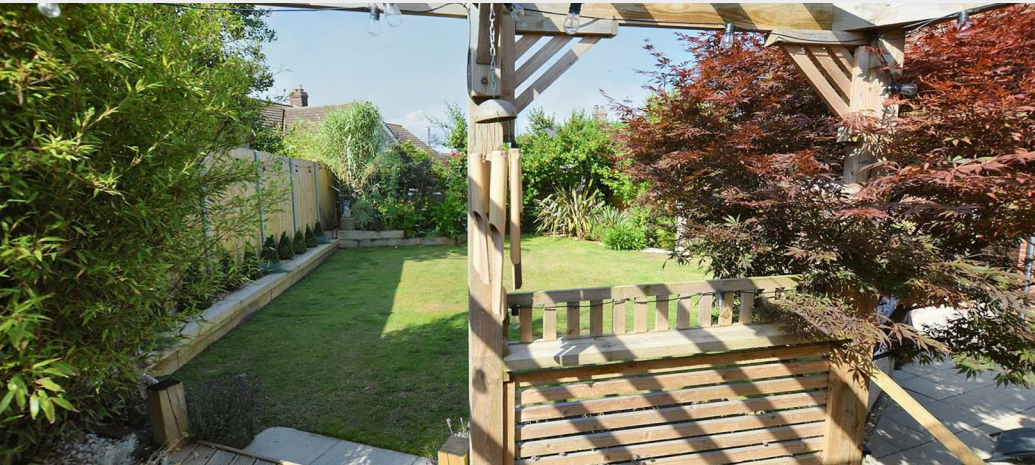
The property stands in a generous plot with a gated entrance leading to a shingled parking and turning area for a number of vehicles. A gated access then leads to the rear garden which has been very neatly arranged to provide a high degree of privacy. There is a raised decked area with pergola over and space for alfresco dining and hot tub which is included. There is an extensive lawned area with established planting and close boarded fencing. There is also a timber GARDEN SHED.

## AGENTS NOTE

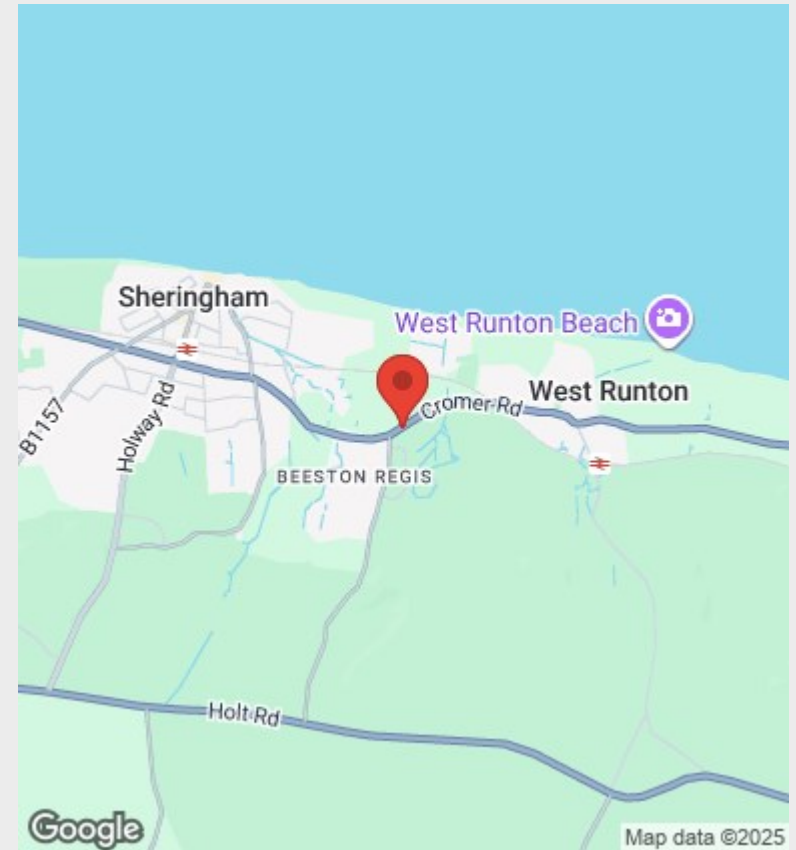
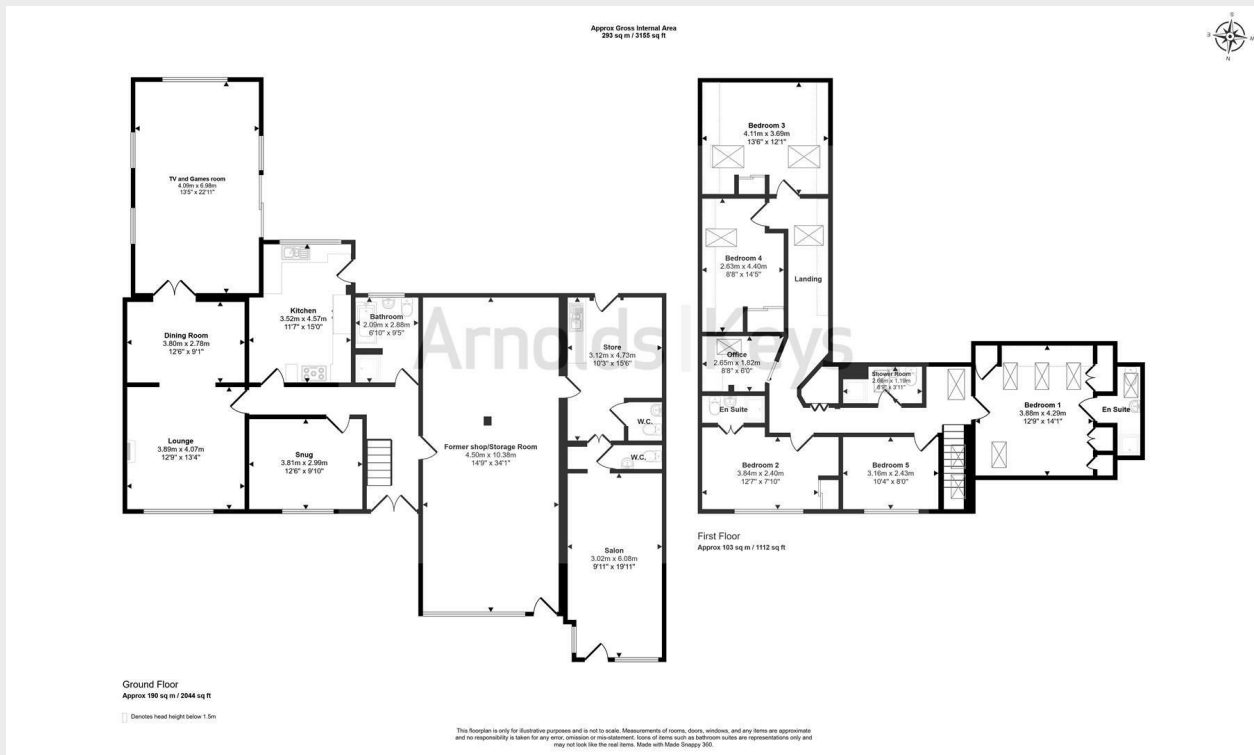
The property is freehold, has all mains services connected and has a Council Tac Rating of Band C. The property over the last three years has been re-roofed, insulated, all soffits and gutters replaced and new windows.











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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we would receive a referral fee of £250.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 74                      | 78        |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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

coastal@arnoldskeys.com  
www.arnoldskeys.com