



14 Lime Grove, Sheringham, NR26 8NX

Price Guide £400,000

- Cul-de-sac location
- Three bedrooms
- Two bathrooms
- Attractive gardens
- Individual design having been extended at rear
- Two reception rooms
- Gas central heating
- Beautifully proportioned

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An opportunity to acquire a highly individual and beautifully presented detached bungalow offering well-proportioned accommodation and enjoying a cul-de-sac location on this popular residential development. The property has been extended over the years and now offers three bedrooms and two bathrooms. The accommodation has the benefit of gas fired central heating and sealed unit glazing throughout.

The Town Centre, which offers an excellent selection of local shops in addition to both bus and rail services, is about a mile distant although a local Convenience Store is just a short walk.



Council Tax Band: C



ENTRANCE PORCH

With part glazed UPVC door and window, tiled floor, further part glazed door and window to:

ENTRANCE HALL

With polished parquet floor, radiator, access to roof space, built in cupboard, glazed door to:

LOUNGE/DINING ROOM

A light room with aspects to front and side, feature fire surround with provision for electric stove, provision for TV, radiator, open plan design to dining area which then leads through two glass panelled doors to:

GARDEN ROOM

French doors and window to rear, tiled floor, door to:

SHOWER ROOM

Level entry shower enclosure, close coupled w.c., wash basin, chrome heated towel rail, tiled walls.

UTILITY ROOM

With part glazed door to rear, tiled floor, provision for washing machine and tumble dryer, fitted store cupboards.

KITCHEN

Fitted with a modern range of high gloss base and wall storage cupboards with laminated work surfaces and metro tiled splashbacks, inset four ring gas hob with filter hood above, built in electric oven, with combination microwave above, inset stainless steel sink unit and provision for dishwasher. Continuation of tiled floor.

BEDROOM 1

Window to front aspect, radiator, built in wardrobe cupboard.

BEDROOM 2

Window to rear aspect, radiator, built in wardrobe cupboard.

BEDROOM 3/DINING ROOM

Window to front aspect, radiator.

SHOWER ROOM

Contemporary styled with double width level entry shower enclosure, vanity wash basin with cupboards beneath, concealed cistern w.c., chrome heated towel rail, wall tiling, wall mounted electric heater.

OUTSIDE

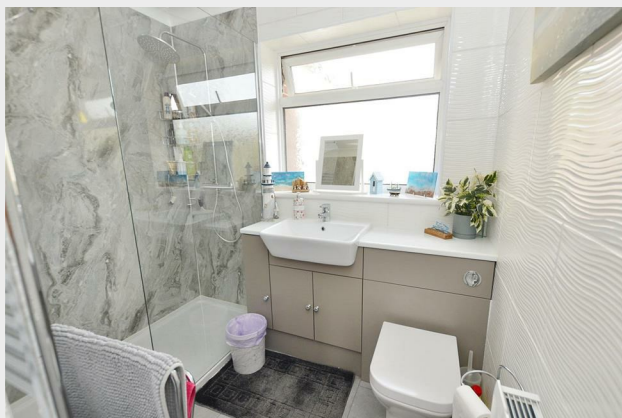
Attached brick built GARAGE with electric roller door, electric light and power. Timber SUMMER HOUSE and GARDEN SHED.

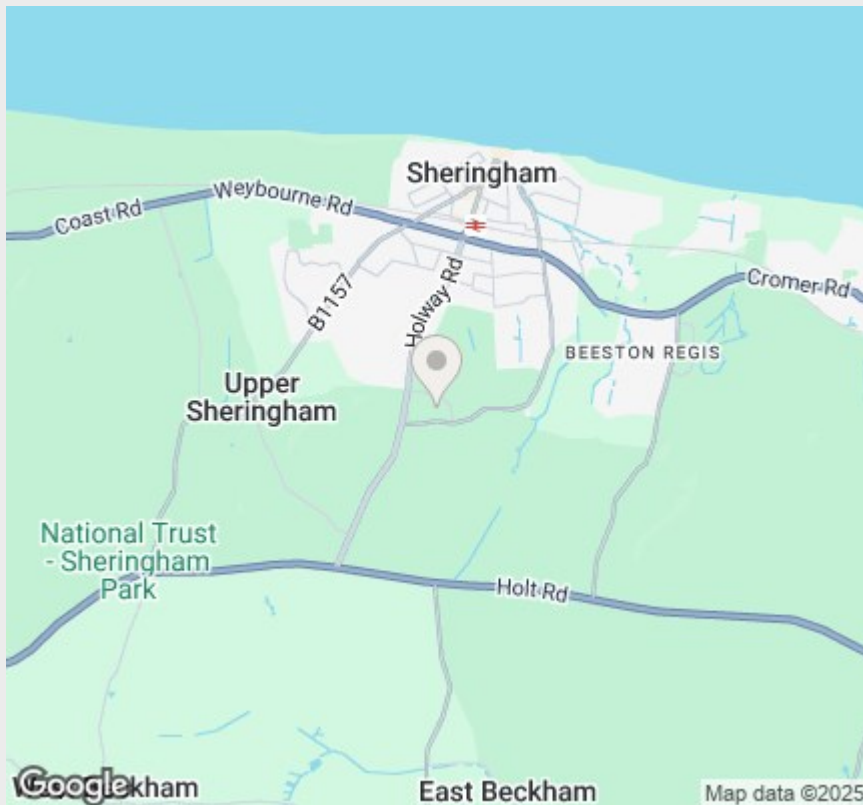
GARDENS

To the front of the property is a wide shingled driveway leading to the garage and providing additional off-road parking. There is a lawned area with established shrubs and plants. Access on both sides then leads to the fully enclosed rear garden which is neatly arranged with a patio, further lawned area with numerous flowering shrubs and plants surrounding.

AGENTS NOTE

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



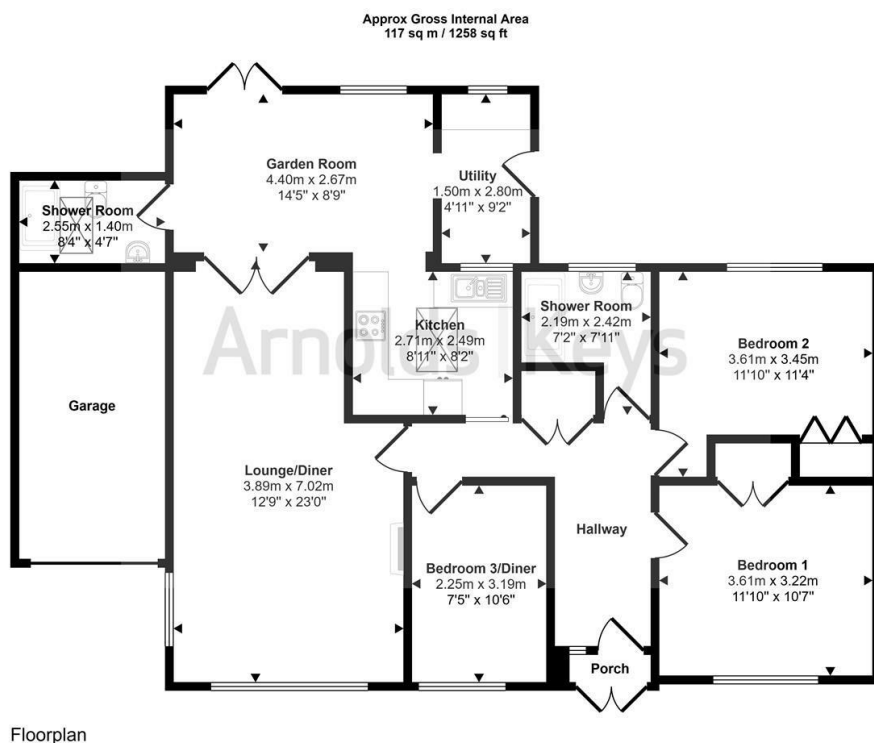


Viewings

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		84
(81-91) B		
(69-80) C	71	
(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 



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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