



**10 Chestnut Grove, Sheringham, NR26 8PH**

**Price Guide £350,000**

- No onward chain
- Three bedrooms
- Conservatory
- Garage and off-road parking
- Cul-de-sac setting
- Two reception rooms
- Gas central heating
- In need of some improvement



# 10 Chestnut Grove, Sheringham, NR26 8PH

Enjoying a cul-de-sac location and offered with no onward chain is this well-proportioned detached bungalow. The property offers three bedrooms, two reception rooms and a conservatory at the rear so is generous in size with the benefit of gas fired central heating throughout. The property would benefit from some updating but this is reflected in the Guide Price.

The Town Centre lies about a mile distant and offers both bus and rail services. However a local Convenience Store is close by.



Council Tax Band: D





## ENTRANCE HALL

Part glazed composite entrance door with glazed side panel, parquet flooring, built in coats cupboard, access to roof space, built in cupboard housing gas fired boiler providing central heating and domestic hot water, further built in store cupboard.

## LOUNGE

A light room with two aspects including an oriel bay window to the front and second window to the side. Wood laminate flooring, provision for TV, radiator, twin glazed doors opening to:

## DINING AREA

Radiator, wood laminate flooring, patio doors to conservatory and open plan design to:

## KITCHEN AREA

Range of oak faced base and wall cupboards with laminated work surfaces and tiled splashbacks, inset electric hob with filter hood above, integrated electric oven, provision for microwave, inset sink unit, provision for dishwasher. Window to rear aspect.

## CONSERVATORY

Of UPVC construction with doors to rear garden, wall mounted electric heater.

## SEPARATE W.C.

Close coupled w.c., tiled floor, part tiled walls, window to rear aspect.

## SHOWER ROOM

Corner shower enclosure with electric independent shower unit, vanity wash basin with cupboards beneath, radiator, tiled walls and floor. Window to rear aspect.

## BEDROOM 1

Range of fitted bedroom furniture, shelved recess, radiator, window to rear aspect.

## BEDROOM 2

Radiator, window to front aspect.

## BEDROOM 3

Radiator, window to front aspect, built in wardrobe cupboard.

## OUTSIDE

Attached brick built GARAGE: With electric roller door, personal side door, provision for washing machine if required. Two timber SHEDS.

## GARDENS

The property is approached over a brickweave

driveway providing off-road parking and access to the garage. The front gardens have been arranged for ease of maintenance with shingle beds interspersed with mature shrubs. A gate then provides access to the fully enclosed rear garden which has a patio, lawn and further established planting to the borders.

## AGENTS NOTE

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





## Viewings

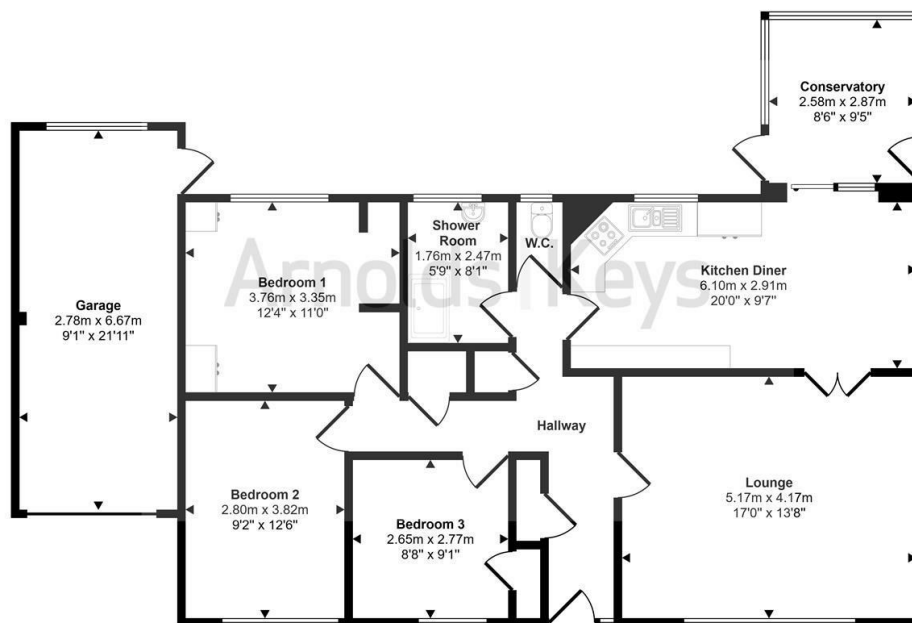
Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>77</b>
(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	

Approx Gross Internal Area  
121 sq m / 1300 sq ft



Floorplan

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.

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