

**Elmwood, 6 The Rise., Sheringham, NR26 8QA**

**Price Guide £675,000**

- Highly favoured location
- Adaptable accommodation with up to four bedrooms
- Bi-fold doors to south facing garden
- Walking distance of Town Centre
- Stunning presentation
- Gas central heating
- Two reception rooms
- Landscaped gardens



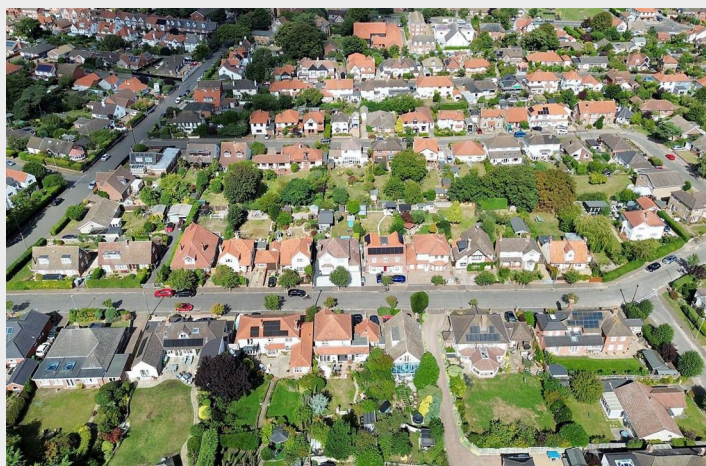
## 6, The Rise, Sheringham, NR26 8QA

A wonderful opportunity to acquire a superbly presented, detached house in a highly favoured residential location just south of the Town and within walking distance of the local amenities. The property offers beautifully proportioned accommodation that has been re-modelled in recent years to provide an excellent home of quality which may only be appreciated by an internal viewing. The gardens are equally as important and have been carefully landscaped taking full advantage of the south facing aspect.

Sheringham itself is a thriving seaside town boasting a wide range of shops, supermarkets, restaurants and amenities including excellent schools, a local theatre and the famous North Norfolk Steam Railway. The beaches have again been awarded the Blue Flag for safety thus making it an ideal family destination. Both bus and rail services provide easy access to the County Capital of Norwich which is approximately 25 miles distant.



Council Tax Band: E





## ENTRANCE PORCH

With part glazed, composite entrance door opening to:

## RECEPTION HALL

With polished natural wood floor, turning staircase to first floor with understairs store cupboard, vertical radiator, high level window to side aspect.

## CLOAKROOM

Close coupled w.c., vanity wash basin with cupboard beneath and tiled splashback, tiled floor, extractor fan.

## STUDY/BEDROOM 4

With window to front aspect, radiator, polished natural wood floor, corner fireplace with decorative fire (not operational), exposed ceiling beam.

## LOUNGE

A beautifully light room having been extended at the rear with bi-fold doors opening to south facing aspect. Part tiled and part polished wood floor, provision for TV, fireplace recess housing wood effect gas stove on slate hearth, exposed ceiling timbers.

## DINING ROOM

Another beautifully light room with bi-fold doors opening to south facing aspect. Tiled floor, vertical radiator. Opening to:

## KITCHEN

Beautifully fitted with a comprehensive range of high gloss base and wall cabinets with laminate work surfaces and matching upstands, further wall tiling. Integrated dishwasher, inset sink unit, inset gas hob with stainless steel above, integrated microwave and built in double electric oven. Tiled floor, window and glazed door to south facing aspect. Glass panelled door opening to:

## UTILITY ROOM

Further range of high gloss units with laminated work surfaces, upstands and tiled splashbacks. Wall mounted gas fired boiler providing central heating and domestic hot water, provision for washing machine and tumble dryer, radiator, tiled floor. Part glazed door to front.

## FIRST FLOOR

### LANDING

Access to roof space.

### BEDROOM 1

Radiator and window to rear aspect. Door to:

### ENSUITE

Window to side aspect, corner wash basin, close coupled w.c., level entry shower enclosure with independent electric shower, chrome towel rail/radiator, part tiled walls.

### BEDROOM 2

Window to rear aspect, radiator, one wall completely fitted with full height wardrobe cupboards.

### BEDROOM 3

Window to front aspect, radiator.

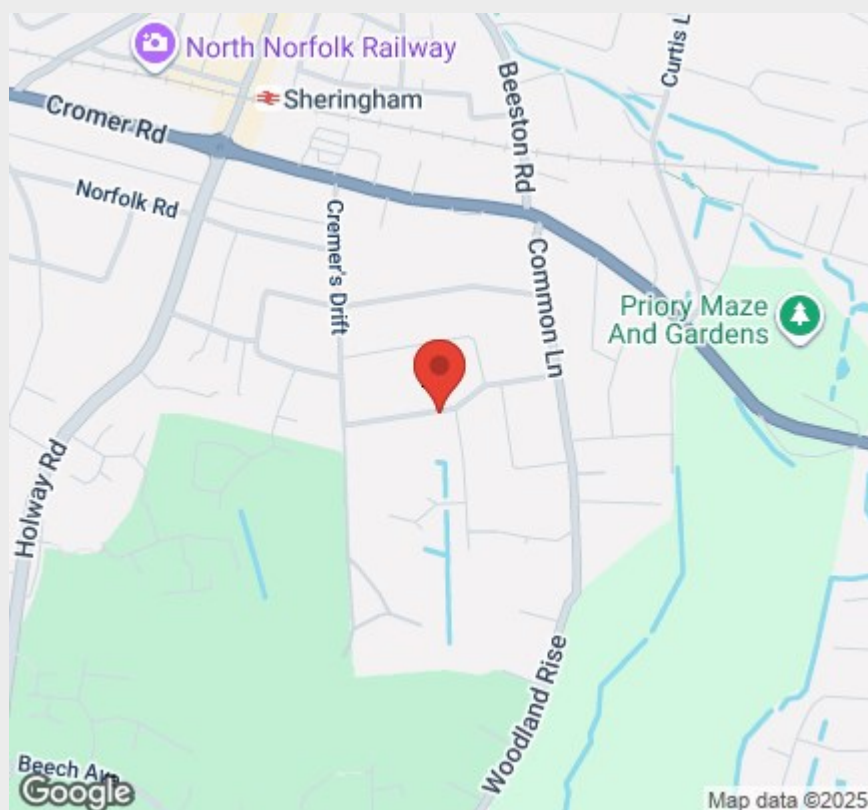
## OUTSIDE

To the front of the property is a double width driveway providing off-road parking and leading to the former garage which is now a workshop/store. To the side of the driveway is a neatly presented shingled area with mature shrubs and plants. The rear garden is fully enclosed and superbly landscaped to take advantage of its south facing aspect. Immediately at the rear is a paved patio area, ideal for alfresco dining. This leads to a terraced lawned garden which is surrounded by beautifully stocked and colourful borders. Towards the rear is a recently established pond creating a wonderful, peaceful and private area for reflection. Other outbuildings include a timber STORE SHED, GREENHOUSE and pergola.

## AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of E. There is an EV charging point at the front of the property.





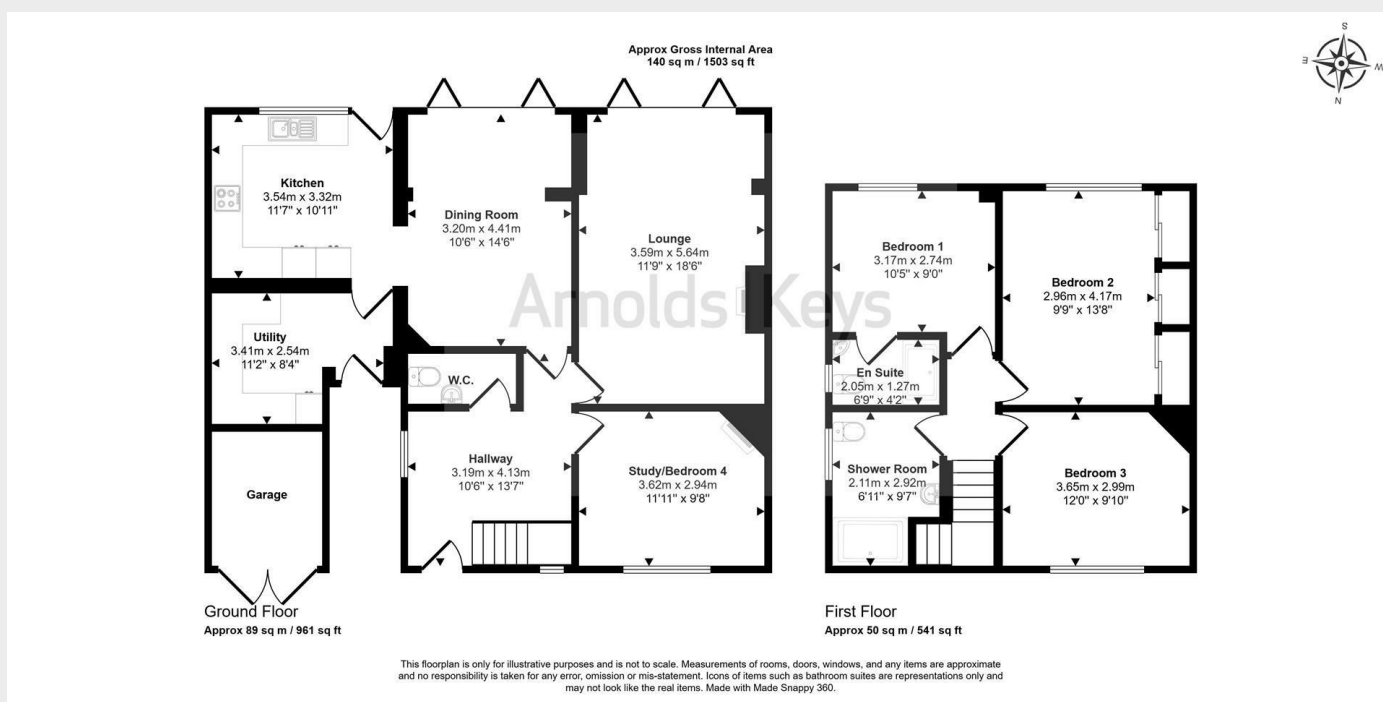
## Viewings

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>78</b>
(55-68) <b>D</b>	<b>67</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	



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.



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

coastal@arnoldskeys.com  
www.arnoldskeys.com