



## The Cedars Blowlands Lane, Upper Sheringham, Sheringham, NR26 8TQ Offers Over £500,000

- Highly favoured setting
- Generous accommodation with four bedrooms
- Extensive gardens
- Oil-fired central heating
- Excellent open views at the rear
- Two bathrooms
- Conservatory at rear
- Well-presented throughout



# The Cedars, Blowlands Lane, Upper Sheringham, Sheringham, NR26 8TQ

The Cedars is a highly individual and deceptive detached bungalow offering four bedrooms and two bathrooms. The property is set in a semi-rural location in this highly favoured Village and enjoys superb open views at the rear. The well-presented accommodation has been extended over the years to include a conservatory at the rear overlooking the extensive gardens. The well-presented accommodation with the benefit of oil fired central heating throughout.

The main Town of Sheringham is just over a mile distant and offers an excellent selection of shops and restaurants whilst both bus and rail services provide access to the City of Norwich.



Council Tax Band: D





## ENTRANCE PORCH

With glazed UPVC entrance doors and window, tiled floor, further glazed door and side panel opening to:

## ENTRANCE HALL

Polished woodblock floor, two radiators, built in airing cupboard, access to roof space. Glass panelled door to:

## LOUNGE

A beautifully light room with two aspects, including a wide bay window to the side. Polished woodblock flooring, two radiators, provision for TV, tiled fire surround.

## KITCHEN AREA

With part glazed stable door from hallway, tiled floor, comprehensive range of base and wall cabinets with laminated work surfaces and tiled splashbacks, inset sink unit, window to rear opening to conservatory, provision for washing machine, point for range-style cooker. Open plan design leading to:

## DINING AREA

Continuation of tiled floor, window to side aspect, radiator, further window and part glazed door opening to:

## CONSERVATORY

Of UPVC construction on brick base, tiled floor, windows and doors leading to rear garden with lovely open views.

## BEDROOM 1

Radiator, window to rear aspect, wall light point.

## SHOWER ROOM

Level entry, wide shower tray with independent electric shower and glazed screen, window to front aspect, close coupled w.c., pedestal wash basin, tiled floor, radiator.

## BEDROOM 2

Radiator, window to rear aspect.

## BEDROOM 3

Radiator, window to front aspect.

## BEDROOM 4

Radiator, window to front aspect, glass panelled door to hallway.

## BATHROOM

With panelled bath, pedestal washbasin, window to rear aspect, part tiled walls, archway to w.c. with radiator, low level suite and further window to rear aspect.

## OUTSIDE

Outbuildings include a timber GARAGE: With up and over entrance door and personal side door. The original garage has been converted to a GARDEN ROOM with the potential to create a home office if required.

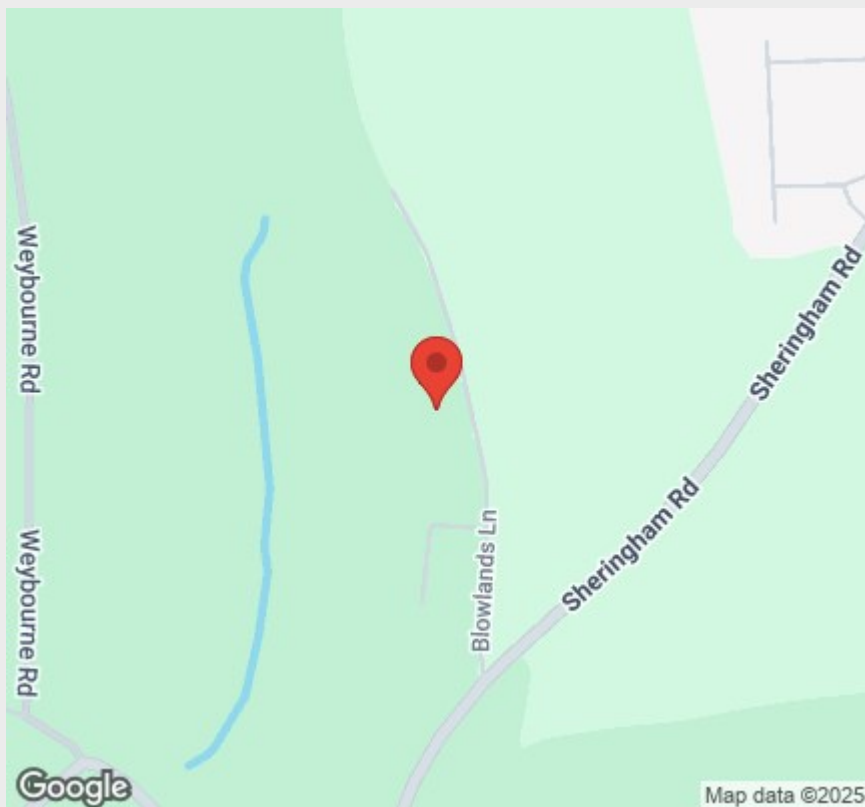
## GARDENS

The property stands in an extensive plot with a wide gravelled driveway leading to the garage and providing additional of-road parking. There is established tree and shrub planting to the front to provide an element of privacy. The remaining gardens surround the property and have further established shrubs and trees in addition to other specific areas designated to vegetable and fruit planting; all surrounding lawned areas too. Immediately at the rear is a paved patio area.

## AGENTS NOTE

The property is freehold and has mains electricity, water and drainage connected. The property has a Council Tax Rating of Band





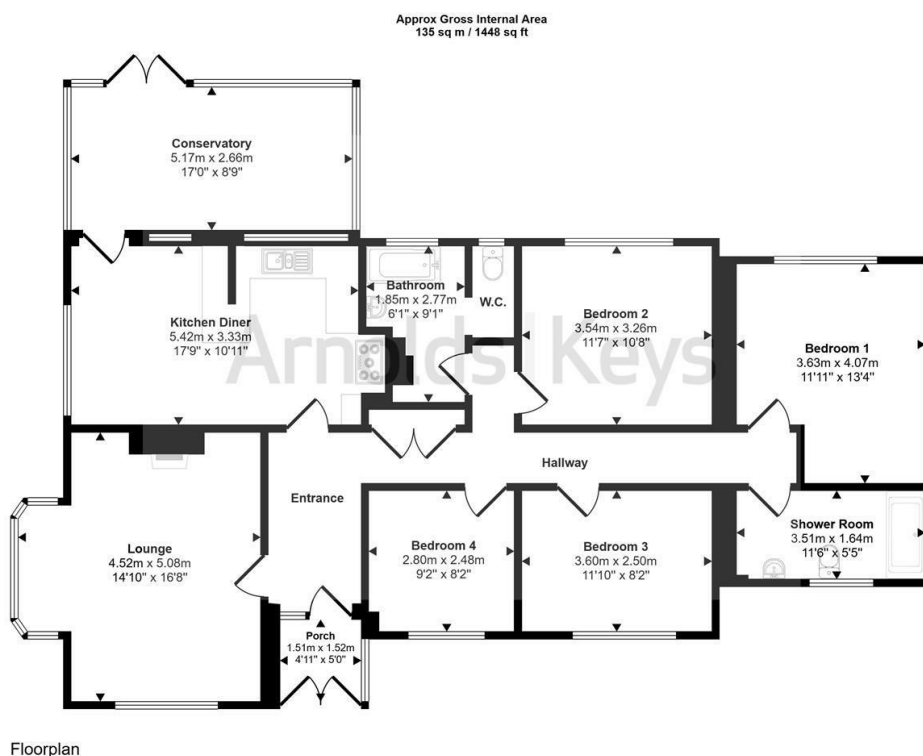
## Viewings

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>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | 53                         | 65        |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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