



**29 REGIS AVENUE**  
**SHERINGHAM, NR26 8SN**

**£500,000**  
**FREEHOLD**

Located in a highly desirable residential area is this fantastic 3/4 bed detached chalet bungalow which sits on a good size plot backing onto beautiful meadows. Properties rarely come available in this area so early viewing is highly advised.

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Residential Sales & Lettings



# 29 REGIS AVENUE

- 3/4 bedrooms • Lovely and popular location • Large garden • Meadow views • Immaculate condition • Parking and garage

## OVERVIEW

Regis Avenue in Beeston Regis is one of the most sought after residential areas in the district. The Avenue is a mix of detached bungalows which sit on good size plots. This particular chalet bungalow sits on the east side and backs onto meadows which has amazing wildlife such as birds of prey, deer and foxes. The property itself is spacious throughout and has very flexible living accommodation and a beautiful, private rear garden which overlooks the neighbouring meadow.

## FIRST IMPRESSIONS

To the front of the property is a garden and a driveway leading to the garage. The front garden is a mixture of lawn and mature shrubs and flower beds. The main entrance is to the front aspect.

## HALLWAY

An entrance lobby leads to the hall. From the hall, doors lead to the lounge, the dining room/bedroom 4, the kitchen and the ground floor bathroom. Stairs rise to the first floor. Built-in cloak cupboard. Engineered oak flooring and radiator.

## LOUNGE

Bi-fold doors open to the rear garden. Further double glazed window to the side aspect. Fireplace with inset solid fuel burner and a tiled hearth. Carpeted flooring and radiator.

## KITCHEN

Double glazed to the front aspect with a range of base

and wall units with worktops over and inset sink and draining board. Built-in appliances include a gas double oven and electric grill, a four ring gas hob with an extractor hood and downlight over. Under counter spaces for a washing machine and a 400mm dishwasher. Further space for an upright fridge-freezer. A glazed door opens to the side store /utility room which has in turn has doors opening to the front and rear. Boiler cupboard. Provision for an electric cooker.

## BEDROOM ONE

Situated on the ground floor, double glazed window to the front aspect with a recessed wardrobe area. Carpeted flooring and radiator.

## DINING ROOM/BEDROOM TWO

Double glazed French doors to the rear aspect opening to the garden and meadow. Carpeted flooring and radiator. Built-in wardrobe with sliding doors.

## BATHROOM

Double glazed opaque window to the front aspect. Bath with shower head over, dual flush WC and a wash hand basin. Tiled throughout with a radiator and extractor fan. Chrome towel rail heater and radiator.

## FIRST FLOOR LANDING

Doors to the two bedrooms and further bathroom. Double glazed window overlooking the rear garden and meadow beyond.

## BEDROOM

Double glazed window to the rear aspect overlooking



the garden and meadow. Carpeted flooring and radiator.

### **BEDROOM**

Double glazed window to the rear aspect overlooking the garden and meadow. Carpeted flooring and radiator. Built-in wardrobe with sliding doors.

### **SHOWER ROOM**

Twin Velux windows to the front aspect. Three piece suite includes a quadrant shower cubicle, WC and was hand basin. Vinyl flooring, radiator and chrome towel rail heater.

### **REAR GARDEN**

The rear garden is a delightful mixture of lawns, pathways, patio areas. In one corner is a timber shed. Beyond the rear fence is a large meadow and wilding area with a pond with many different species of wildlife.

### **GARAGE**

A single garage with an up and over door, lighting and power points. To the rear of the garage are two storage rooms.

### **AGENTS NOTE**

Mains drainage

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ADDITIONAL INFORMATION

**Local Authority** – NNDC

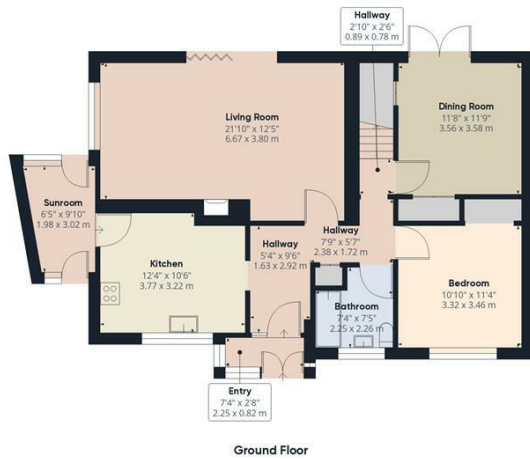
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1414.00 sq ft

**Tenure** – Freehold





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1414.02 ft<sup>2</sup>  
131.37 m<sup>2</sup>

Reduced headroom

18.89 ft<sup>2</sup>  
1.76 m<sup>2</sup>

(1) Excluding balconies and terraces

⌄ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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