

Arnolds | Keys



32, Uplands Park, Sheringham, NR26 8NE

Price Guide £550,000

- Highly favoured location
- Three bedrooms
- Gas central heating throughout
- Beautifully presented throughout
- South facing rear garden
- Three bathrooms (two ensuite)
- Conservatory at rear
- Generously proportioned

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Situated in a highly favoured residential location is this deceptively well-proportioned detached bungalow offering beautifully presented accommodation throughout. The property enjoys a cul-de-sac position towards the southern outskirts of the Town and has a generous, south facing garden at the rear.

In recent years, the property has been re-modelled to provide three bedrooms and three bathrooms, two of which are ensuite. The accommodation has gas fired central heating throughout and a conservatory overlooks the rear gardens.



Council Tax Band: E



ENTRANCE PORCH CANOPY

With part glazed, composite entrance door and glazed side panels to:

LOUNGE/DINING ROOM

Polished parquet flooring throughout, provision for TV, two radiators, tiled hearth with provision for electric stove, window to rear aspect, glazed patio doors and windows to:

ENTRANCE HALL

Polished parquet floor, radiator with ornate cover, built in cupboard housing gas fired combination boiler providing central heating and domestic hot water, further built in linen cupboard, access to roof space.

CONSERVATORY

With solid roof, wood laminate flooring, radiator, fully glazed doors opening to rear decking area.

KITCHEN/BREAKFAST ROOM

Comprehensively fitted with a range of modern, shaker-style base and wall cabinets with solid wood work surfaces and tiled splashbacks, small breakfast bar unit. Inset sink unit with mixer tap, integrated dishwasher, provision for washing machine and tumble dryer, inset 5 ring gas hob with filter hood above, built in electric oven with combination microwave above, three windows to front aspect.

JACK AND JILL SHOWER ROOM

Now having a fully tiled Bath Replacement corner shower with glazed screens and mixer shower unit, concealed cistern w.c., vanity wash basin with cupboards and drawers beneath, chrome heated towel rail, electric shaver point and wall mirror, tiled walls and floor. With access from both the hallway and bedroom 1.

BEDROOM 1

Window to rear aspect, radiator, two built-in double wardrobe cupboards, provision for wall mounted TV. Door to shower room.

BEDROOM 2

Two built-in double wardrobe cupboards, window to front aspect, door to:

ENSUITE

Fully tiled shower enclosure with mixer shower unit, vanity wash basin with cupboard beneath, concealed cistern w.c., heated towel rail, window to front aspect, tiled floor.

BEDROOM 3

Part glazed door and window to rear aspect, provision for wall mounted TV, radiator, part glazed door to:

ENSUITE

Shower enclosure with mixer shower unit, vanity wash basin with cupboards beneath, concealed cistern w.c., heated towel rail, high level window to front aspect.

OUTSIDE

The property is approached over a semi-circular tarmac driveway providing ample off-road parking for a number of vehicles. There are a number of established shrub beds at the front too. Secure, gated accesses then lead to the rear garden which enjoys a southerly aspect. There is a decking area immediately at the rear with step down to the extensive lawned garden which has mature shrub borders and is fully enclosed. There is a timber SUMMER HOUSE and timber GARDEN STORE at the rear also.



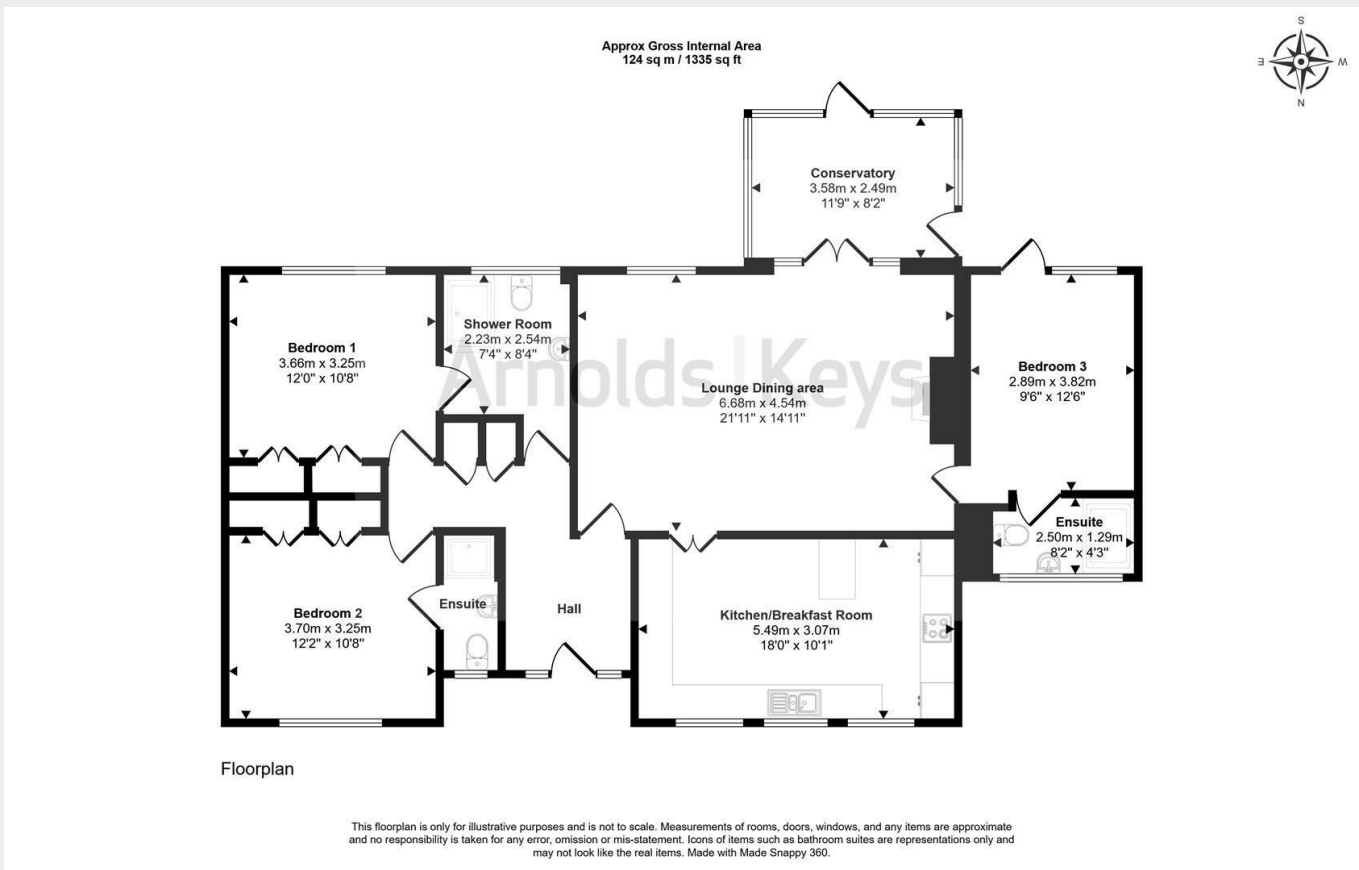


Viewings

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



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 Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

