

# Arnolds | Keys



**1 St. Josephs Road, Sheringham, NR26 8JA**

**Price Guide £610,000**

- Highly favoured location
- Skilfully extended retaining original character
- Off-road parking
- Walking distance of Town Centre
- Five bedrooms and three bathrooms
- Large timber studio at rear
- Superbly presented throughout
- Gas central heating
- No onward chain

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

coastal@arnoldskeys.com  
www.arnoldskeys.com

# 1 St. Josephs Road, Sheringham NR26 8JA

VIEWINGS FROM MAY 9TH. St. Josephs Road is a highly favoured location, just south of the Town Centre and within easy walking distance of the shops and transport facilities. This stunning property is one of the finest we have inspected for some time and offers beautifully presented accommodation of just over 2000 square feet. Dating back to the mid 1920s the property has retained some of the original character but has also been skilfully extended by the current owners to provide a family home with five bedrooms and three bathrooms; a clever mix of traditional and contemporary styling.

Sheringham itself is a very popular seaside town with an excellent selection of shops and restaurants whilst both bus and rail services provide easy access to the City of Norwich which is just 27 miles distant.



Council Tax Band: D



### **ENTRANCE PORCH**

Glass panelled entrance door with windows either side, further part glazed oak entrance door opening to:

### **ENTRANCE HALL**

Original Canadian oak turning staircase to first floor with understairs storage cupboard, radiator.

### **SHOWER ROOM**

Fully tiled shower enclosure with independent electric shower, close coupled w.c., vanity wash basin with drawers beneath. Roof light and window to side aspect.

### **STORE/PLANT ROOM**

Wall mounted gas boiler providing central heating and domestic hot water, pressurised water cylinder, fitted shelving, window to side aspect.

### **BEDROOM 1**

Window to front aspect, radiator.

### **SITTING ROOM**

Radiator, fireplace housing wood burning stove on raised hearth, fully glazed bi-fold doors opening to:

### **GARDEN ROOM**

A fabulous light room with a vaulted Triplex roof and exposed roof timbers. Fully glazed doors to rear garden, radiator, two sets of glazed doors opening to:

### **DINING AREA**

Another beautifully light room with fully glazed doors and windows to rear. Home office recess with windows to side and rear, fitted wall shelving. Wide archway leading to:

### **KITCHEN/BREAKFAST ROOM**

Beautifully appointed room with windows and roof lights allowing the light to flood in. Underfloor heating, comprehensive range of high gloss kitchen cabinets with composite work surfaces and glass splashbacks. Integrated sink with mixer tap, integrated appliances including wine cooler, electric induction hob with stainless steel extractor hood, twin electric ovens, microwave, provision for dishwasher. Door to:

### **UTILITY ROOM**

Part glazed door to outside. Further range of base and wall cabinets with tiled splashbacks, window to rear, provision for washing machine and tumble dryer.

### **LANDING**

Access to roof space, fitted linen cupboard.

### **PRINCIPAL BEDROOM**

Windows to three aspects, range of fitted wardrobes with glass doors, sliding door to:

### **ENSUITE**

Panelled jacuzzi bath with chrome mixer and shower attachment, vanity wash basin both with tiled splashbacks. Close coupled w.c., chrome heated towel rail, mirrored cabinet with light.

### **BEDROOM 3**

Window to front aspect, radiator, fitted alcove shelving.

### **BEDROOM 4**

Window to rear aspect, radiator.

### **BEDROOM 5**

Window to front aspect, wall mounted electric heater.

## OUTSIDE

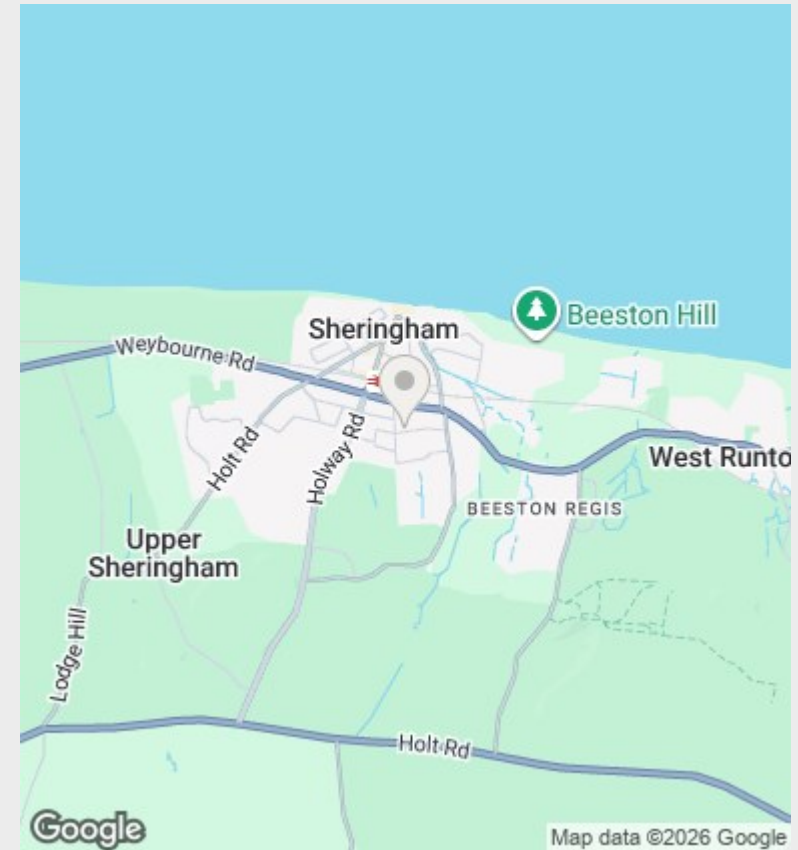
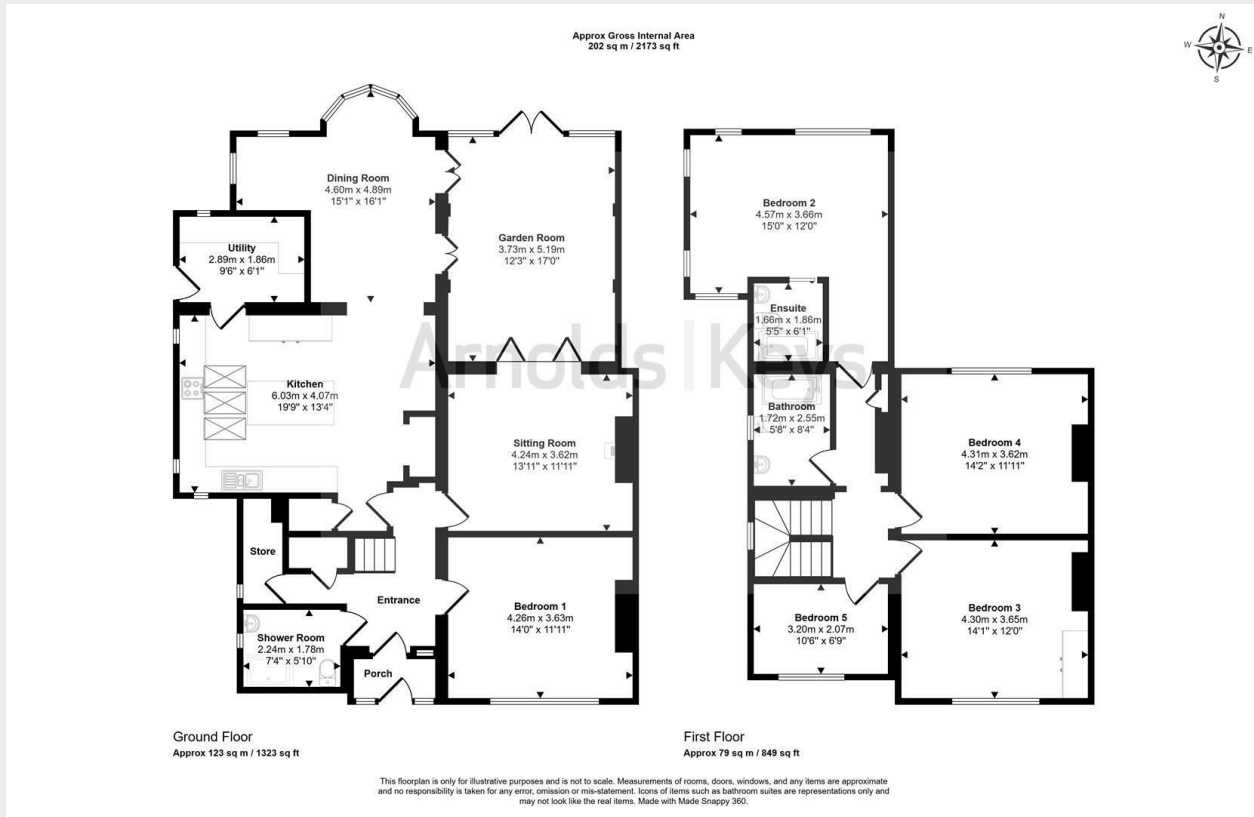
To the front and side of the property is a gravelled area providing ample off-road parking. A gate then leads to the fully enclosed rear garden which has been landscaped to provide a raised decking area, established and well-stocked flower beds. Further shingled area for alfresco dining. Large timber STUDIO: Fully lined, insulated and with electric power connected providing a useful home office/snug with cloakroom and attached STORE SHED.

## AGENTS NOTE

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







Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	