



8 Celandine Lane, Sheringham, NR26 8UY

Price Guide £625,000

- Superb detached property
- Larger than average gardens
- Four bedrooms
- Three reception rooms
- Cul-de Sac location
- Good degree of privacy
- Three bathrooms (two en-suites)
- No onward chain

8 Celandine Lane, Sheringham NR26 8UY

Enjoying a cul-de-sac setting, this impressive detached house offers a blend of comfort and elegance. Spanning an expansive 2,250 square feet, the property boasts a high degree of privacy, making it an ideal home for families or those seeking a peaceful lifestyle. The property features four generously sized bedrooms and three bathrooms, two of which are ensuite. Gas central heating and sealed unit glazing is installed throughout. The beautifully landscaped gardens are perfect for those who enjoy hosting barbeques or simply alfresco dining.

Sheringham itself offers an excellent range of shops and restaurants and both bus and rail services provide easy access to the County Capital of Norwich.



Council Tax Band: E



ENTRANCE PORCH

With security light, part glazed entrance door and glazed side panel leading to:

ENTRANCE HALL

Staircase to first floor, radiator.

CLOAKROOM

Close coupled w.c., vanity wash basin with cupboards beneath, radiator, tiled floor, window to side aspect.

STUDY

Leaded window to front aspect, radiator.

LOUNGE

Feature timber and marble fire surround with living flame gas fire, provision for TV, two radiators, window to rear aspect, patio doors opening to:

CONSERVATORY

Of UPVC construction with vaulted roof, tiled floor and doors to rear garden.

DINING ROOM

A beautifully light room with two windows to front aspect, radiator, doors to hall and kitchen.

KITCHEN/BREAKFAST ROOM

Fitted with a comprehensive range of white, shaker style base and wall cupboards with laminated work surfaces and tiled splashbacks. Inset ceramic hob with filter hood above, built in electric double oven, inset sink unit, integrated dishwasher, water softener, integrated fridge/freezer, radiator, two windows and door to rear garden, tiled floor, door to:

UTILITY ROOM

Further range of base and wall units with laminated work surfaces and tiled splashbacks, inset sink unit, wall mounted gas boiler providing central heating and domestic hot water, provision for washing machine and tumble dryer, radiator, tiled floor, fire door to Garage.

FIRST FLOOR LANDING

Radiator, access to boarded roof space. built in airing cupboard.

BEDROOM 1

Two windows to front aspect, two radiators, two built in wardrobe cupboards; one being a walk-in. Door to:

ENSUITE

Beautifully fitted with a contemporary suite of concealed cistern w.c., walk-in shower enclosure with mixer shower, twin vanity sink unit with cupboards beneath, heated towel rail, fully tiled walls and floor.

BEDROOM 2

Window to front aspect, radiator, built in wardrobe cupboard, door to:

ENSUITE

Close coupled w.c., vanity wash basin with cupboards beneath, shower cubicle with mixer shower, radiator, window to front aspect, tiled floor and splashbacks.

BEDROOM 3

Window to rear aspect, radiator, built in wardrobe cupboard.

BATHROOM

Panelled bath in arched alcove, vanity wash basin with cupboards beneath, close coupled w.c., electric shaver light and point, tiled floor and splashbacks, radiator.

BEDROOM 4

Window to rear aspect, built in wardrobe cupboard, radiator.

GARAGE

With up and over entrance door, electric light and power. Fire door to Utility Room.

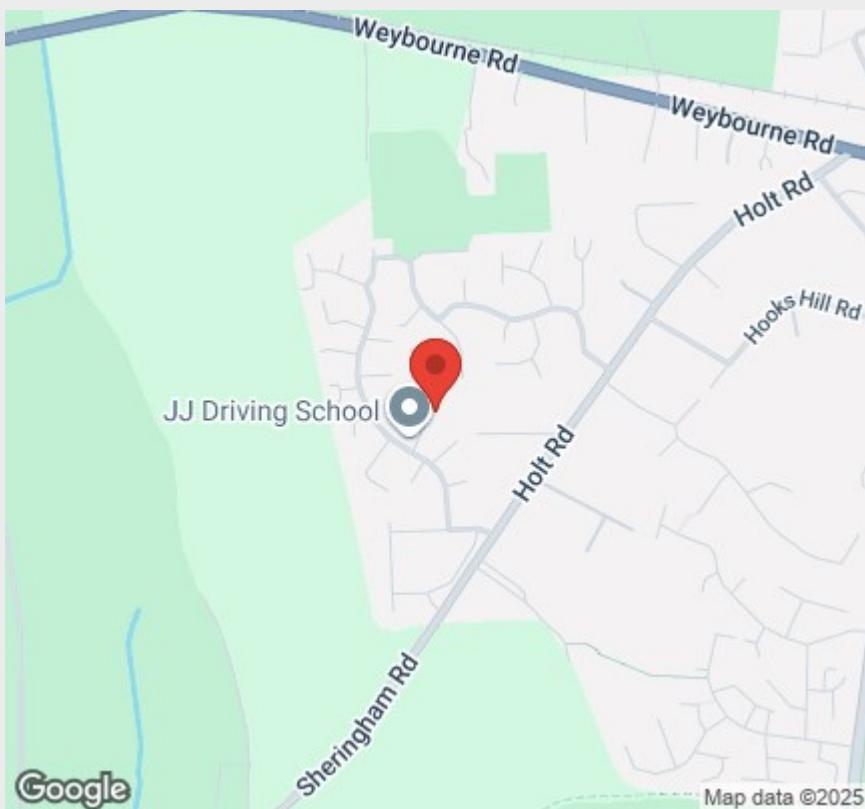
GARDENS

The property stands in beautifully landscaped gardens. At the front is a brickweave driveway with off-road parking for two cars. To the side of the driveway is a small lawned area and established shrub bed. Two side gate opens to the magnificent rear garden. This is fully enclosed and offers a good degree of privacy from the high conifer hedging. It has sweeping lawns interspersed with various shrubs and trees. There is a pergola leading to a timber GARDEN SHED, a raised patio area with another pergola over, ideal for alfresco dining. There is a further patio area immediately at the rear where there is another GARDEN SHED.

AGENTS NOTE

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



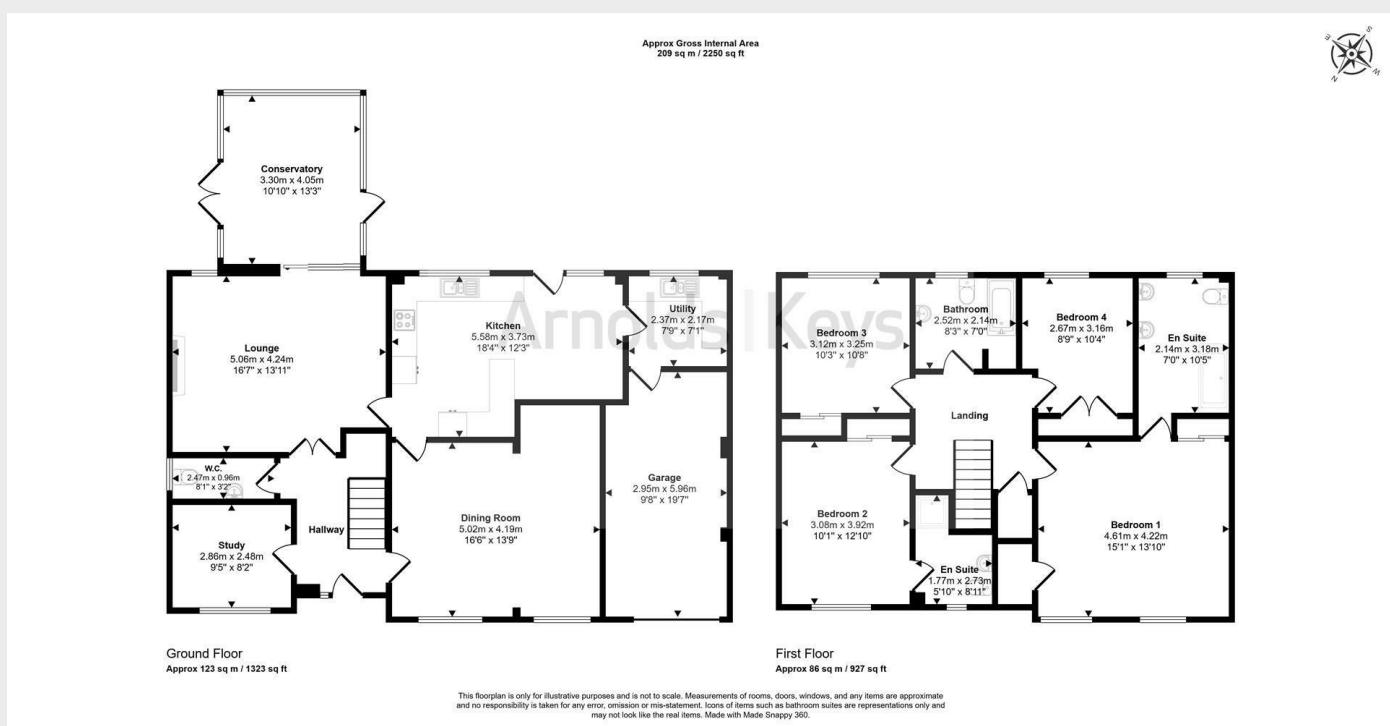


Viewings

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 and are 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.

