



GUIDE PRICE

£430,000

Shepherd Close, Sheringham, NR26 8AS

Arnolds | Keys

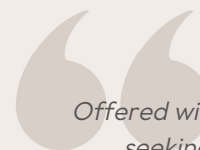


THE PROPERTY

14 Shepherd Close, Sheringham, NR26 8AS

Offered with no onward chain is this modern detached chalet enjoying a cul-de-sac location on this residential development towards the western outskirts of the Town. The property is neatly presented and offers beautifully proportioned accommodation which has been further enhanced with a large conservatory at the rear. Gas central heating is installed throughout.

The Town Centre is approximately 3/4 mile distance and offers a wide range of shops and restaurants in addition to both bus and rail services providing easy access to the City of Norwich.



Offered with no onward chain, this is an excellent opportunity for those seeking a low-maintenance home in easy to manage grounds.



THE DETAILS

Property Details

ENTRANCE PORCH CANOPY

With part glazed composite door to:

ENTRANCE HALL

Radiator, tiled floor, stairs to first floor with understairs cupboard.

LOUNGE AREA

UPVC window to front aspect, radiator, provision for TV, feature timber and marble fire surround with point for electric fire. Wide archway leading to:

DINING AREA

Radiator, fully glazed doors opening to:

CONSERVATORY

Of UPVC construction on a brick base and with a glass vaulted roof. Fully glazed doors to rear garden.

KITCHEN/BREAKFAST ROOM

With glass panelled door from hallway, comprehensive range of base and wall cabinets with laminated work surfaces and tiled splashbacks. Inset stainless steel sink unit, inset gas hob unit with filter hood above, built in electric double oven, window to rear aspect, archway to:

UTILITY ROOM

Wall mounted gas boiler providing central heating and domestic hot water, inset sink unit, provision for washing machine, radiator, part glazed door and window to rear aspect. Door to:

CLOAKROOM

Close coupled w.c., radiator, wash basin with mosaic tiled splashbacks, tiled floor.

PRINCIPAL BEDROOM

With window to front aspect, radiator, one wall completely fitted with a range of wardrobes, drawers and dressing table. Door to:

ENSUITE SHOWER ROOM

Enclosed shower cubicle with mixer shower, fully tiled splashbacks, vanity wash basin with cupboards beneath, close coupled w.c., electric shaver point, part tiled walls, window to side aspect, wall mirror.

LANDING

Radiator, access to roof space.

BEDROOM 2

Window to front aspect, radiator.

BATHROOM

Panelled bath with mixer shower and screen, vanity washbasin with cupboards beneath, close coupled w.c., radiator, part tiled walls, window to rear aspect.

BEDROOM 3

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

OUTSIDE

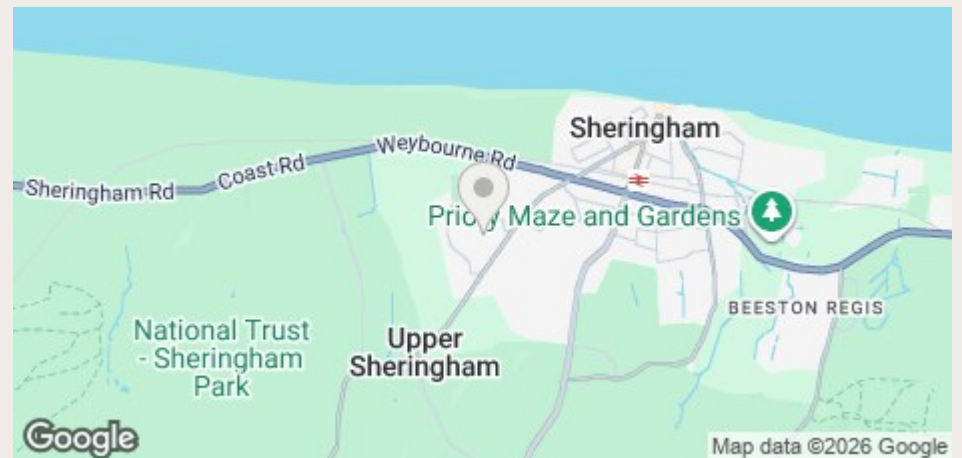
Brick built GARAGE: With up and over door, personal side door, electric light and power point.

GARDENS

The gardens have been arranged with ease of maintenance in mind. To the front is a shingle bed interspersed with established shrubs. A brick weave driveway leads to the garage and provides additional off-road parking. The rear garden is fully enclosed with a paved patio and lawned area with further established planting to the borders.

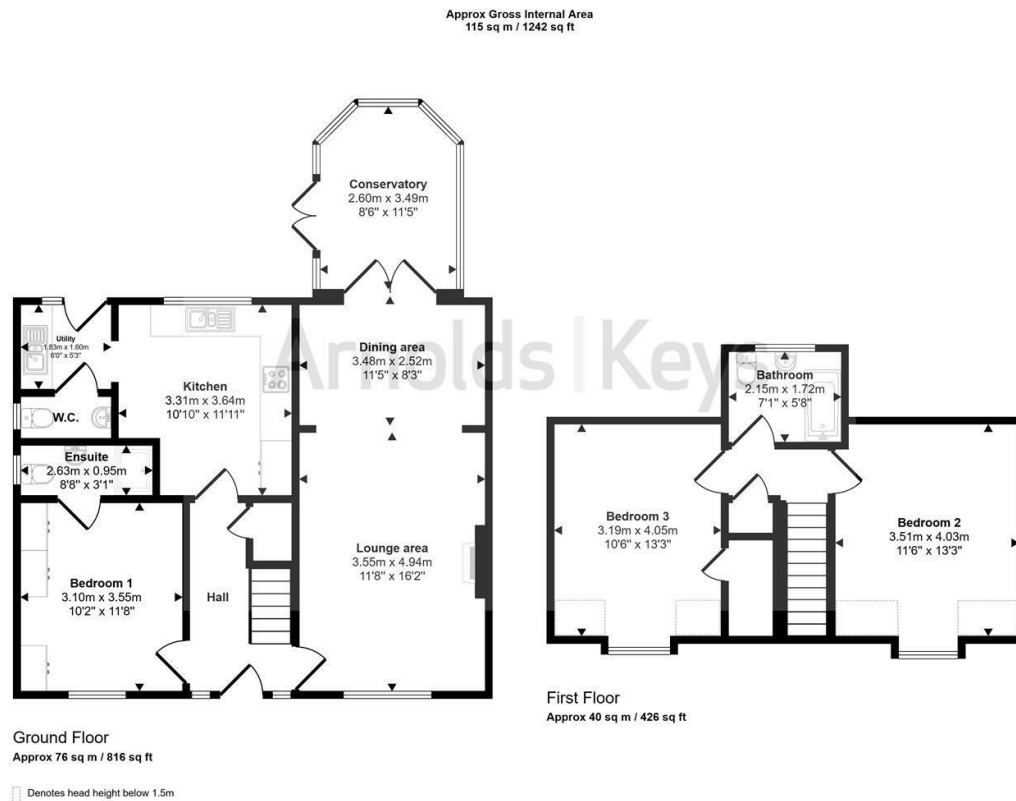
AGENTS NOTE

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



Location

Sheringham is a charming seaside town on the north Norfolk coast, famous for its beautiful beach, traditional character and stunning coastal scenery. The town has a lively atmosphere, with independent shops, cafés and restaurants lining its streets. Sheringham's sandy beach is popular with visitors who enjoy swimming, walking and relaxing beside the sea. The town is also home to the Sheringham Museum, which explores the area's rich fishing and maritime history.



Contact Us

11 Station Road, Sheringham, Norfolk, NR26 8RE
coastal@arnoldskys.com
www.arnoldskys.com
 01263 822373

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 ?YB? to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250