



7 Jamie Wright Close, Sheringham, NR26 8JL

Price Guide £460,000

- No onward chain
- High specification
- Equally suitable for both permanent or holiday use
- Three bedrooms
- Cul-de-sac location
- Beautifully presented
- Air source heat pump with underfloor heating
- Garage and gardens

7 Jamie Wright Close, Sheringham NR26 8JL

Offered with no onward chain is this superbly presented, detached dwelling forming part of a small cul-de-sac of similar properties located on the western edge of the Town close to the Golf Course. Constructed in 2017 to a high specification, this property offers some high quality features including a bespoke kitchen and bedroom furniture.

Sheringham itself is a popular seaside town with an excellent selection of shops and restaurants together with both bus and rail services providing easy access to the county capital of Norwich which is just 27 miles distant.



Council Tax Band: Exempt



RECEPTION HALL

Engineered oak floor, turning staircase to first floor with oak and glass balustrade, understairs storage cupboard with underfloor heating manifold.

CLOAKROOM/UTILITY

Pedestal wash basin with tiled splashback, electric shaver point and cabinet above. Close coupled w.c., provision for washing machine, window to side aspect, fitted wall cupboard, built in cupboard housing pressurised hot water cylinder, tiled floor.

LOUNGE

Engineered oak floor, patio door to rear garden, two wall light points, provision for TV.

BEDROOM 3

Engineered oak floor, fitted wardrobe cupboard, window to rear aspect.

KITCHEN/DINING ROOM

A beautifully light room with large, full-height window to front aspect with fitted vision blinds, second aspect and part glazed door to side. Bespoke range of base and wall storage cupboards with granite worksurfaces and raised upstands. Inset sink unit, integrated dishwasher, built in electric double oven, inset electric hob with stainless steel hood above, small breakfast bar, ample dining space. Tiled floor.

FIRST FLOOR

LANDING

Galleried landing with Velux roof light, radiator.

BEDROOM 1

Two aspects including Velux roof light and Juliette balcony to the front, excellent range of bespoke bedroom furniture to include two double wardrobe cupboards and drawer units. Radiator. Door to:

ENSUITE

Corner shower enclosure with mixer shower, chrome heated towel rail, close coupled w.c., vanity wash basin with cupboards beneath, electric shaver point and cabinet above. Velux roof light.

BEDROOM 2

Velux roof light, radiator, fitted wardrobe cupboard, door to:

ENSUITE

Corner shower enclosure with mixer shower, chrome heated towel rail, close coupled w.c., wash basin with tiled splashback, electric shaver point and cabinet above. Velux roof light.

OUTSIDE

Brick built GARAGE with up and over door, personal side door, electric light, power point and external EV charging point.

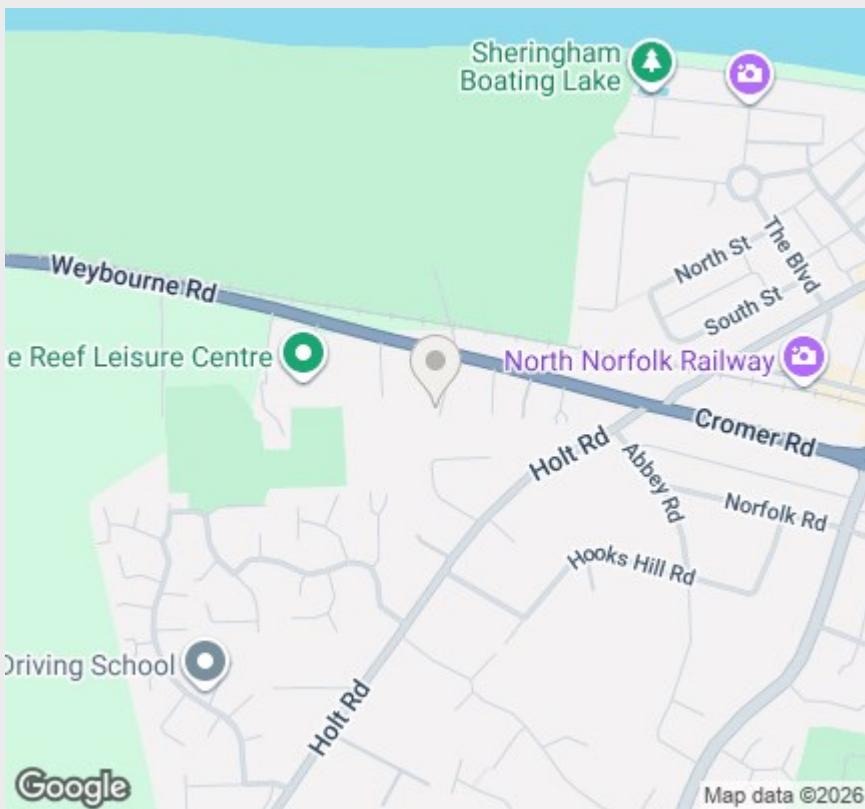
GARDENS

The property stands in gardens arranged for ease of maintenance. A brickweave driveway provides additional off-road parking and a gate leads to the fully enclosed rear garden which has a paved patio area, Astro turf and a shingled area with the air source heat pump.

AGENTS NOTE

The property is freehold, has mains electricity, water and drainage connected. The property is currently commercially rated as a holiday property.



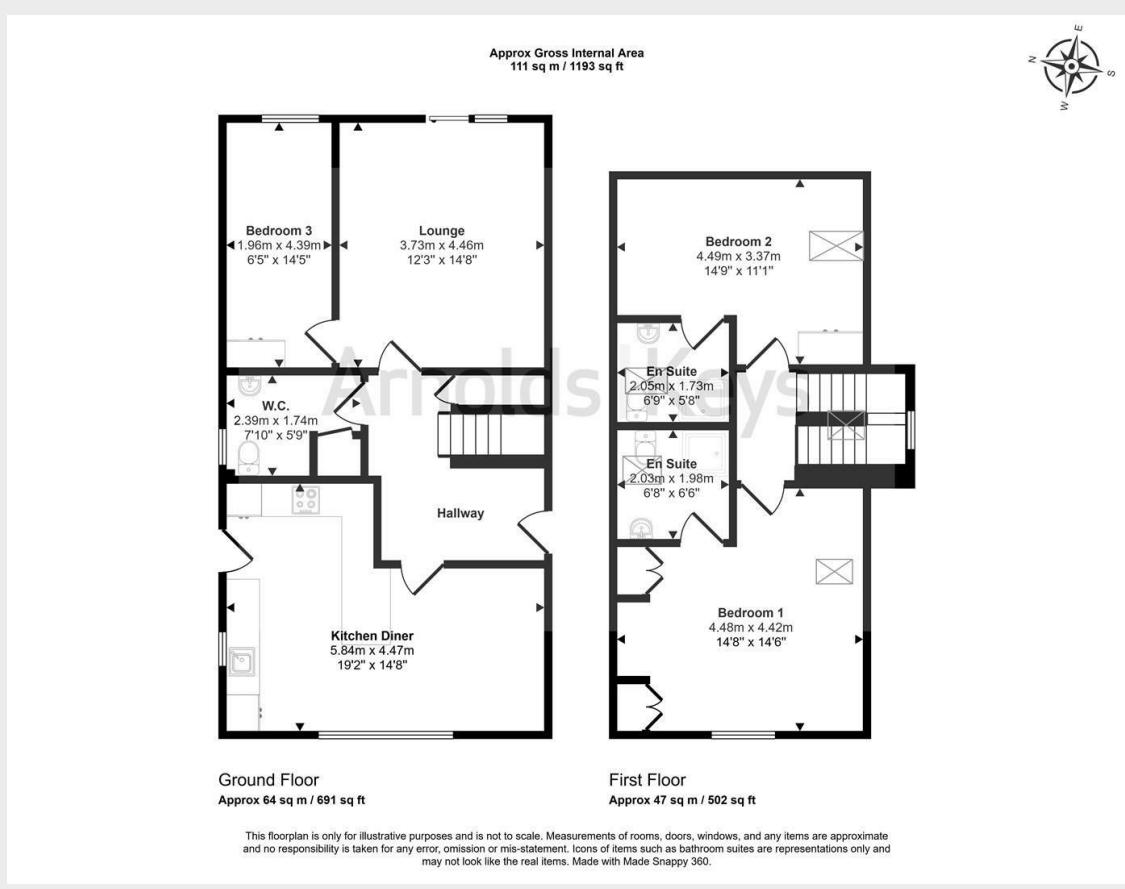


Viewings

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	92	92
(81-91)	B	82	
(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.

