



PRICE GUIDE

£450,000

Common Lane, NR26 8PL

Arnolds | Keys



THE PROPERTY

1 Common Lane, NR26 8PL

Offered with no onward chain is this highly individual detached bungalow offering generous accommodation with the benefit of gas fired central heating throughout. The property sits in a good sized corner plot and is within easy reach of the Town Centre and beach. The property offers three bedrooms, and has a conservatory at the rear overlooking the gardens.

Sheringham itself offers 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.



Bungalows close to the Town Centre are rarely available so this property represents an excellent opportunity for those seeking a single-storey home close to local amenities.



THE DETAILS

Property Details

ENTRANCE PORCH

Of timber, lean-to construction with part glazed entrance door. Further, part glazed entrance door opening to:

ENTRANCE HALL

Radiator, access to roof space.

LOUNGE

A beautifully light room with two aspects including a wide bay window to the rear and second aspect to the side. Provision for TV, inset wood burning stove, radiator.

BEDROOM 1

Another lovely light room with two bay windows to rear and side, radiator, fitted wardrobe with sliding mirror doors.

BEDROOM 2

Bay window to rear aspect, radiator, fitted alcove store cupboard and shelving.

BEDROOM 3

Window to front aspect, radiator.

SHOWER ROOM

Double width shower enclosure, close coupled w.c., wall mounted wash basin, window to front aspect, large chrome heated towel rail.

DINING/SITTING AREA

With bay window to rear aspect, radiator, wood effect flooring, open plan to:

KITCHEN AREA

With three windows to the front aspect and part glazed door to passage. Comprehensive range of wood faced base and wall cabinets with laminated work surfaces and tiled splashbacks. Inset four ring gas hob with filter hood above, built in electric double oven, wall mounted gas fired boiler providing central heating and domestic hot water, provision for washing machine and space for dishwasher.

PASSAGE

Part glazed entrance door, door to rear garden, access to:

INTEGRAL STORE

CONSERVATORY

Of UPVC construction on brick base with independent electric heater. Glazed and vaulted roof, double doors to garden.

GARDENS

The property is approached over a driveway from Cromer Road leading to the GARAGE (with electric up and over door) and providing additional off-road parking. The property itself stands almost central to the gardens which are mostly lawned and interspersed with established shrubs and plants. One of the features of the garden are the two well-established monkey-puzzle trees at the side. At the rear is a paved patio area, ideal for alfresco dining. Also at the rear is a timber GARDEN SHED.

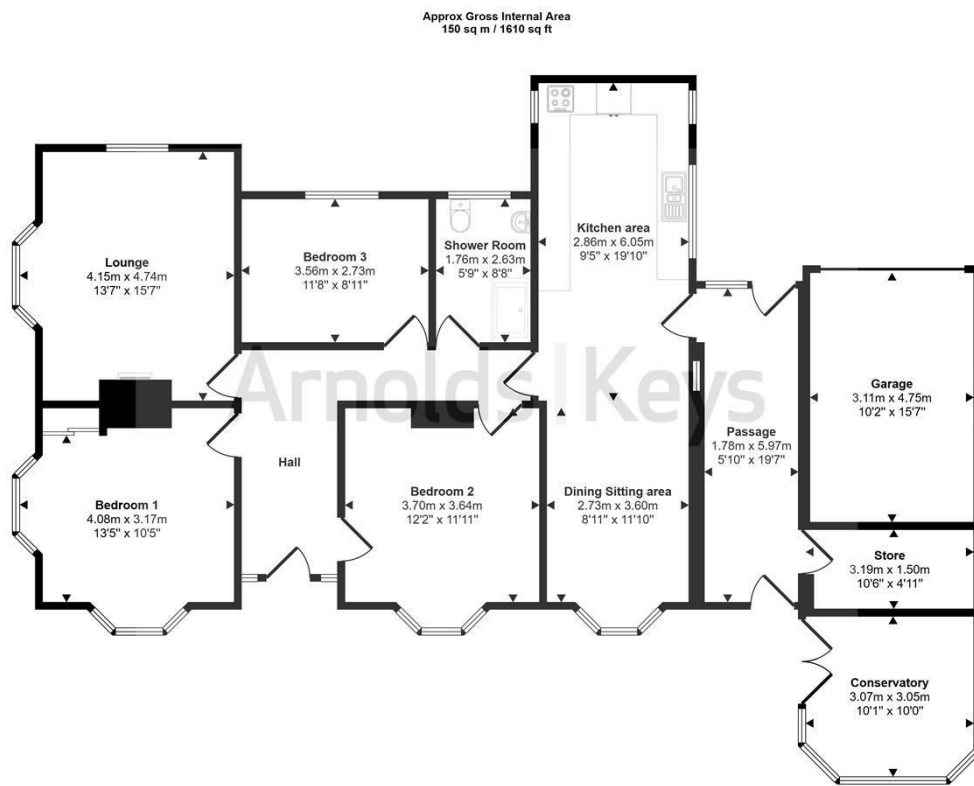
AGENTS NOTE

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



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.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Contact Us

11 Station Road, Sheringham, Norfolk, NR26 8RE

coastal@arnoldskkeys.com

www.arnoldskkeys.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		
EU Directive 2002/91/EC		
England & Wales		

77

66

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