

Arnolds | Keys



Stella Maris, 14 Cromer Road, Sheringham, NR26 8RR

Price Guide £735,000

- Beautifully proportioned Edwardian home
- Fully refurbished retaining original character
- Five bedrooms
- Close to Town Centre and transport facilities
- Gas central heating throughout
- Five bathrooms (including two ensuite)
- Off-road parking at rear
- Three reception rooms
- South facing rear garden

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Stella Maris is a superb Edwardian dwelling offering extremely generous and beautifully proportioned accommodation arranged over three floors. The property underwent a significant renovation programme in 2016 to create the wonderful home it is now. There are a number of modern features within the property yet the original character has also been retained where possible. The accommodation has gas fired central heating throughout and all the windows were replaced during the refurbishment.

The property is conveniently located just a short walk from the Town Centre with both bus and rail services close by too. Properties such as this do not come to the market often and we thoroughly recommend a private viewing to any applicant seeking a quality home with generous accommodation.



Council Tax Band: D



ENTRANCE PORCH

Solid wood entrance door with glazed panel above, period tiled floor. Further, part glazed door and leaded side panels opening to:

ENTRANCE HALL

Continuation of tiled floor, vertical radiator, stairs to first floor with understairs storage recess, exposed brick wall, walk-in store cupboard with window to rear aspect.

LOUNGE

Wide bay window to front aspect, vertical radiator, period fire surround housing wood burning stove with tiled hearth. Provision for TV.

DINING ROOM

Wide bay window to front aspect, period fire surround with tiled hearth, vertical radiator.

GARDEN ROOM

With glazed door from hallway, provision for radiator, double doors opening to rear garden. Opening to:

KITCHEN/BREAKFAST ROOM

Further door back to hallway, ample space for dining, vertical radiator, fireplace housing wood burning stove, provision for wall mounted TV, comprehensive range of shaker style units with solid work surfaces and splashbacks. Inset Belfast sink, provision for dishwasher, range style, dual fuel oven with contemporary filter hood above. Door to:

UTILITY ROOM

Part glazed door to rear, further range of base and wall cabinets, inset sink unit, wall mounted gas fired boiler with pressurised hot water cylinder, vertical radiator. Door to:

LAUNDRY

With provision for dual washing machines and dryers, leading to:

SHOWER ROOM

With close coupled w.c., vanity wash basin with cupboards beneath, walk-in shower with mixer shower unit. Window to rear.

FIRST FLOOR LANDING

Exposed brick wall, walk-in library, vertical radiator, stairs to second floor.

BEDROOM 1

Wide bay window to front aspect, period fireplace with tiled inserts, vertical radiator.

DRESSING ROOM

With shelving and hanging rails.

BATHROOM

Free standing slipper bath with central mixer and spray, walk-in shower enclosure, vanity wash basin with cupboards beneath, close coupled w.c., shelved recess, period fire surround, vertical radiator, heated towel rail, window to rear.

BEDROOM 2

Wide bay window to front aspect, period fireplace with tiled inserts, provision for TV, vertical radiator, door to:

ENSUITE

Walk-in shower enclosure with mixer shower, vanity wash basin, close coupled w.c., heated towel rail, window to front aspect.

SECOND FLOOR LANDING

Large walk-in store, vertical radiator.

BEDROOM 3

Window to front aspect, period fireplace, vertical radiator, two large fitted wardrobe cupboards, window to front aspect, door to:

ENSUITE

Walk-in corner shower cubicle with mixer shower, heated towel rail, window to front aspect, close coupled w.c., bidet, wall mounted urinal, wash basin.

BEDROOM 4

(Currently used as a Studio) Window to rear aspect, vertical radiator, Velux roof light, provision for TV.

BEDROOM 5

Window to front aspect, vertical radiator, provision for TV.

BATHROOM

Corner shower enclosure with mixer shower, close coupled w.c., Japanese soak bath with mixer tap, bracket wash basin, window to rear aspect, radiator, heated towel rail.

OUTSIDE

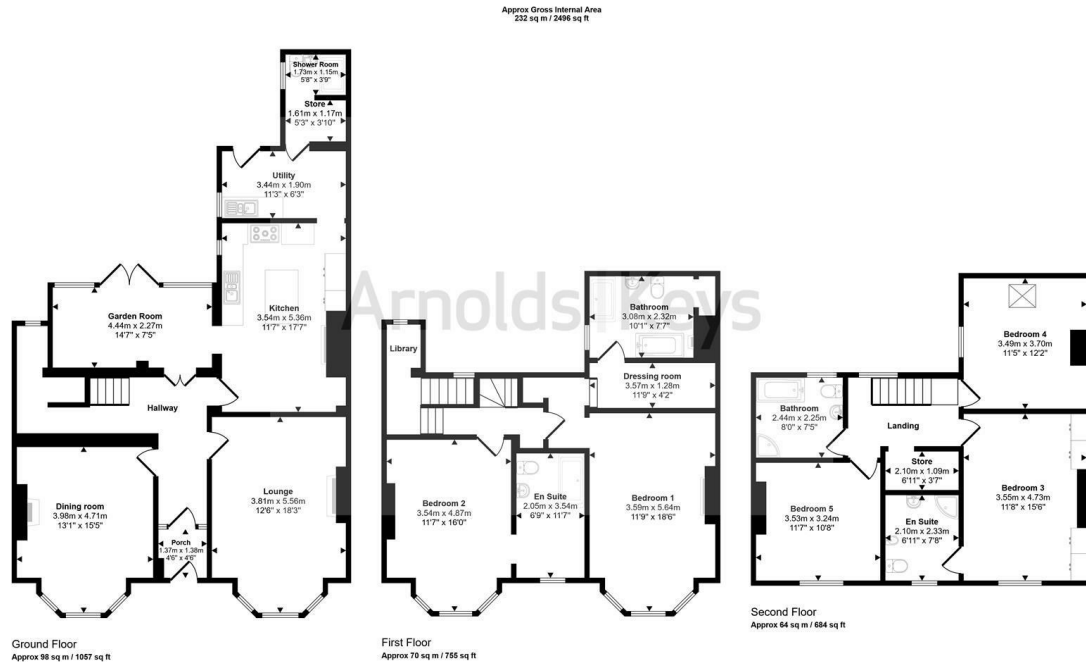
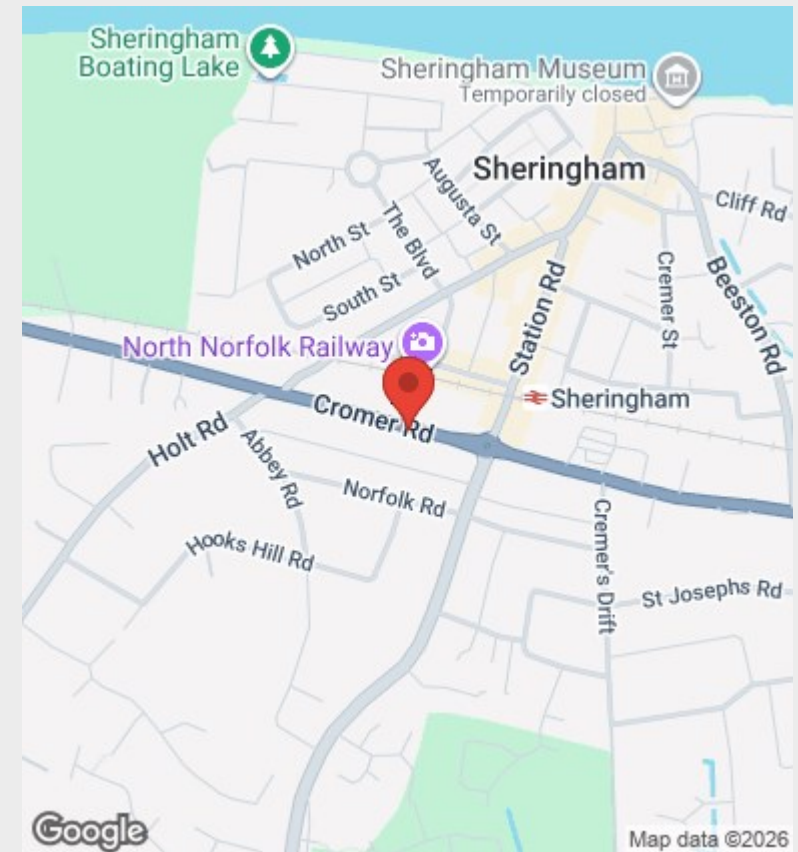
To the front of the property is a walled garden arranged for ease of maintenance with shingled beds either side of a central pathway. A significant feature being the magnificent Yew tree providing a degree of privacy. The rear garden enjoys a southerly aspect and provides off-road parking for two cars accessed via Sadlers Lane. This leads to an established shrub garden, lawn and paved patio area providing space for alfresco dining. There are two timber GARDEN STORES and GREENHOUSE too.

AGENTS NOTE

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







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 bathrooms suites are representations only and may not look like the real items. Made with Made Easy 360.

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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could 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		72	83
(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	

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