



PRICE GUIDE

£250,000

Hardingham Drive, Sheringham, NR26 8YE

Arnolds | Keys



THE PROPERTY

7 Hardingham Drive, Sheringham, NR26 8YE

Offered with no onward chain is this beautifully presented semi-detached dwelling enjoying a cul-de-sac location on this popular residential development. The accommodation has the benefit of gas fired central heating, UPVC double glazing throughout and has been further enhanced with the addition of a large garden room at the rear.

The property is within walking distance of the primary and secondary schools and whilst the town is about 3/4 mile distant there is a convenience store close by.



This property has been a very comfortable second home but would be equally suitable for permanent use too.



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THE DETAILS

Property Details

ENTRANCE HALL

Part glazed entrance door, radiator, stairs to first floor.

CLOAKROOM

Window to front aspect, close coupled w.c., radiator, washbasin with tiled splashback.

LOUNGE

With bay window to front aspect, radiator, provision for TV, timber and marble effect fire surround housing living flame gas fire, two wall light points, large understairs store cupboard, archway to:

KITCHEN/DINING ROOM

Comprehensive range of base and wall cabinets with laminated work surfaces and tiled splashbacks. Inset four ring gas hob with electric oven beneath and extractor fan above. Inset sink unit, provision for washing machine, space for fridge and freezer, radiator. Window to rear aspect, wall mounted gas boiler providing central heating and domestic hot water. Sliding patio doors opening to:

GARDEN ROOM

With UPVC frames on brick base with solid vaulted roof. Twin glazed doors to rear garden.

FIRST FLOOR

LANDING

Built in airing cupboard housing lagged hot water cylinder, access to roof space.

BATHROOM

Original suite of panelled bath with shower and screen above, close coupled w.c., pedestal wash basin, radiator, mirrored cabinet, window to rear, part tiled walls.

BEDROOM 1

Built in wardrobe with folding mirror doors, radiator, window to front aspect.

BEDROOM 2

Built in wardrobe with folding mirror doors, radiator, window to rear aspect.

OUTSIDE

To the front of the property is an open plan area laid to paving for ease of maintenance. To the side of the property is a tarmac area for off-road parking. A gate then leads to the fully enclosed rear garden which has also been arranged for ease of maintenance with a terraced patio area and some established planting.

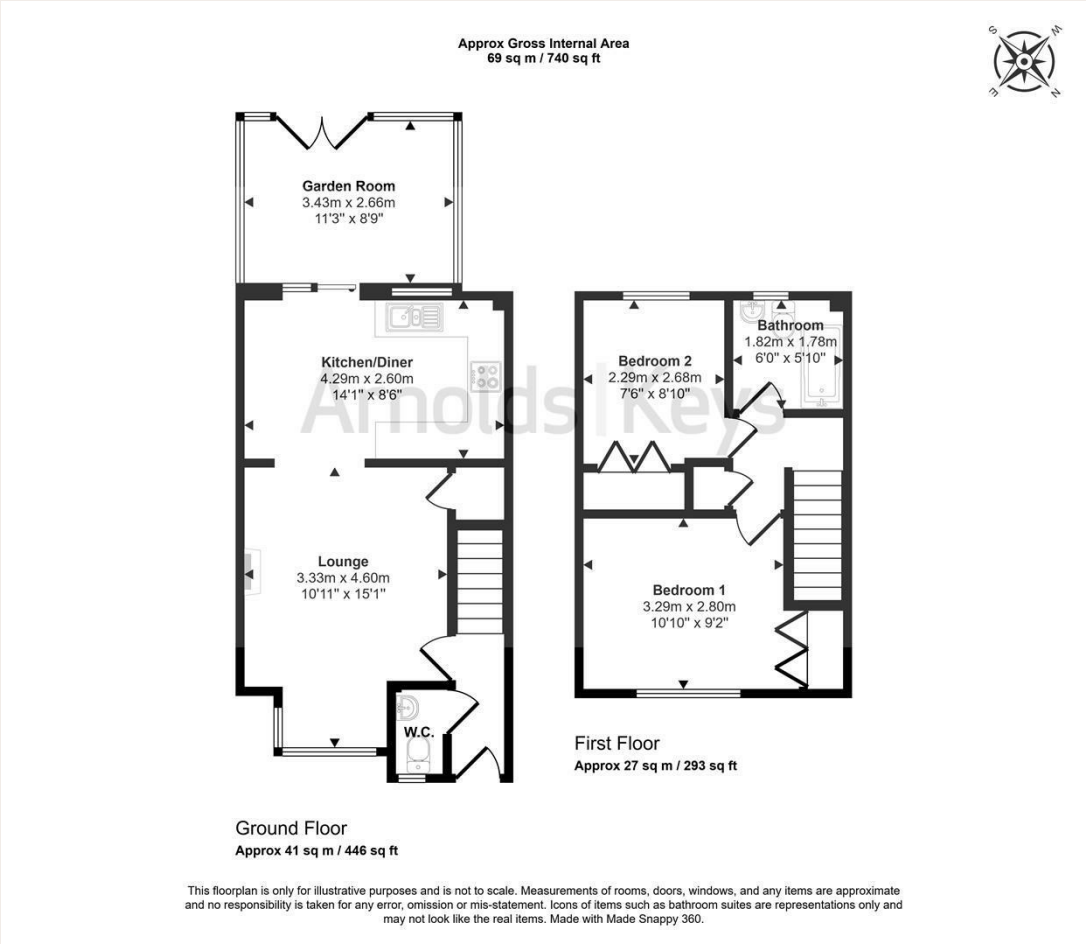
AGENTS NOTE

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



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. One of its most popular attractions is the North Norfolk Railway, where steam trains travel between Sheringham and Holt through picturesque countryside. With its combination of natural beauty, history and traditional seaside charm, Sheringham is a popular destination for visitors of all ages.



Contact Us

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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