

# Arnolds | Keys



18 Priory Road, Sheringham, NR26 8EW

Price Guide £425,000

- Generously proportioned
- Four bedrooms
- Backing onto Beeston Common
- Close to Beach and Town Centre
- Two reception rooms
- Off-road parking
- Gas fired central heating

# 18 Priory Road, Sheringham, NR26 8EW

Priory Road is a highly favoured, well-established residential setting, located just a short walk from the Town Centre and Beach.

This property is a generously proportioned detached dwelling offering accommodation of character with the benefit of gas fired central heating throughout. The property would make an ideal family home offering two reception rooms and four bedrooms. The rear garden backs on to Beeston Common and there is an off-road parking space at the front.



Council Tax Band: D



## ENTRANCE PORCH

Fully glazed UPVC entrance door, tiled floor, further part glazed door and side panels leading to:

## ENTRANCE HALL

Stairs to first floor with understairs recess, period tiled floor, service meter cupboard, high level window, radiator.

## CLOAKROOM

Close coupled w.c., wash basin, radiator, window to side aspect.

## LOUNGE

Wide bay window to front aspect, provision for TV, two shelved alcoves with period style central fireplace with timber surround and slate hearth, radiator, two wall light points

## DINING ROOM

Gas fired stove in fireplace recess, shelved alcove, sliding doors to Garden Room.

## KITCHEN

Fitted with a comprehensive range of shaker-style base and wall cabinets with laminate and wooden work surfaces, tiled splashbacks, double Belfast Sink, dual fuel range-style stove with filter hood above, tiled floor, twin glazed doors to:

## GARDEN ROOM

UPVC construction on brick base, tiled floor, glazed door to rear garden.

## UTILITY ROOM

Window to side aspect, fully glazed door to rear garden, wall mounted gas boiler providing central heating and domestic hot water, inset sink with laminated work surface, provision for washing machine and dishwasher, tiled floor, walk-in larder cupboard.

## LANDING

Window to side aspect, access to roof space.

## BEDROOM 1

Window to front aspect, period fireplace, shelved alcoves with hanging rails, radiator.

## BEDROOM 2

Window to rear aspect, radiator.

## BEDROOM 3

Window to side aspect, shelved alcoves, radiator.

## BEDROOM 4

Window to front aspect, part panelled walls, radiator.

## SHOWER ROOM

Windows to two aspects, part panelled walls, shower enclosure, radiator, pedestal wash basin, close coupled w.c.

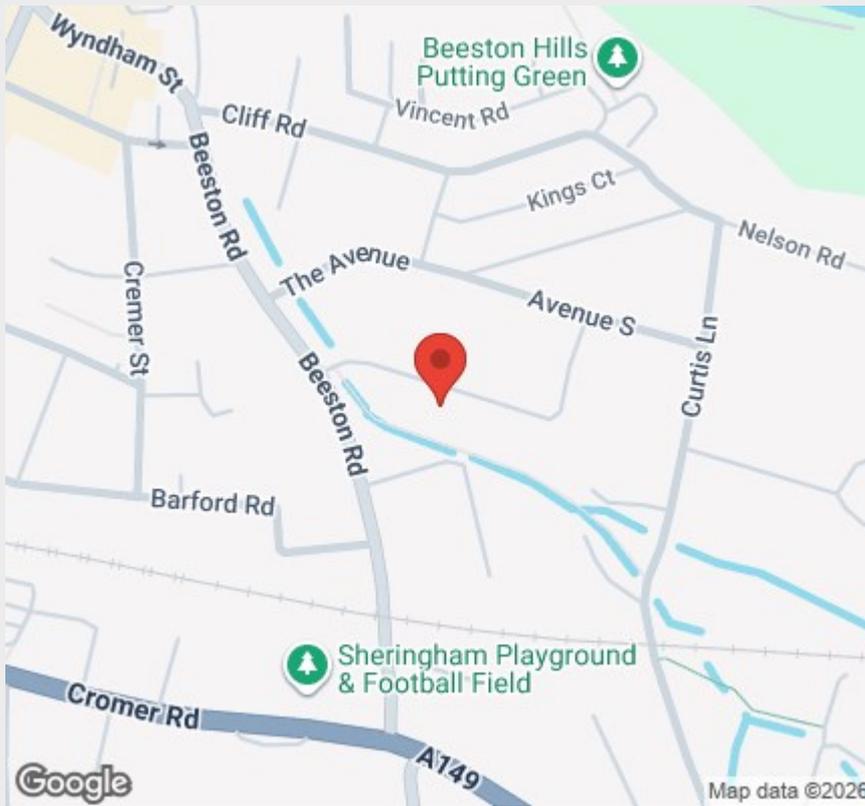
## OUTSIDE

To the front of the property is a small, established, walled garden area to the side of which is an off-road parking space for one vehicle. The rear garden is fully enclosed with a pedestrian gate onto Beeston Common. The rear garden is a "gardeners' Garden" with a number of raised beds. There are two GARDEN STORES and a GREENHOUSE at the rear too. Immediately at the rear is a covered patio area ideal for alfresco dining.

## AGENTS NOTE

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



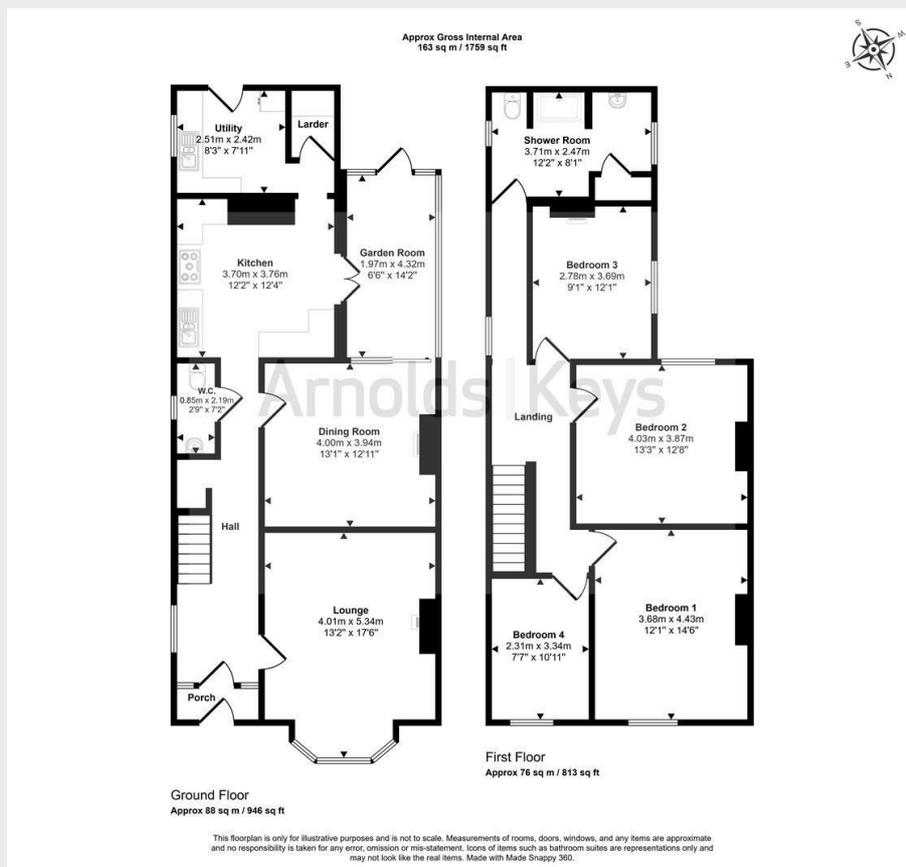


## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>78</b>	<b>80</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

