

# Arnolds | Keys



54 Abbey Park, Beeston Regis, Sheringham, NR26 8SR

Price Guide £350,000

- Attractive corner plot
- Three bedrooms
- Close to Beeston Common
- Well presented
- Well-proportioned accommodation
- Gas central heating
- Garage and off-road parking
- Bus service to Town Centre close by

# 54, Abbey Park, Beeston Regis, Sheringham, NR26 8SR

Occupying a corner plot is this larger than average detached bungalow set on this popular residential development just east of the Town in Beeston Regis. The property is beautifully presented and offers adaptable accommodation of up to three bedrooms. The nicely proportioned accommodation has the benefit of full gas fired central heating and sealed unit glazing in UPVC frames.

The main town of Sheringham is approximately a mile distant although a regular bus service passes along the main coast road. The town itself offers an excellent range of shops and restaurants, together with both bus and rail services.



Council Tax Band: C



## ENTRANCE PORCH

Of UPVC construction with glazed entrance door and further glazed door and side panel leading to:

## ENTRANCE HALL

Radiator, built in coats cupboard, built in airing cupboard housing gas fired boiler providing central heating and domestic hot water, access to roof space.

## LOUNGE/DINING ROOM

A beautifully light room with three aspects to the front and sides, tiled fireplace with wood burning stove, radiator, provision for TV.

## KITCHEN

Comprehensive range of base and wall cabinets, inset sink unit, inset electric hob with integrated electric oven to the side. Window to rear aspect, part glazed door to:

## REAR PORCH

UPVC construction with glazed door to rear garden.

## CLOAKROOM

Window, low level w.c., part tiled walls.

## BATHROOM/WETROOM

Fully tiled walls, electric independent shower unit, pedestal wash basin, wall mounted heater, electric shaver point, wall mirror, window.

## BEDROOM 1

Window to front aspect, radiator.

## BEDROOM 2

Bay window to rear aspect, fitted wardrobe cupboards, radiator.

## BEDROOM 3/DINING ROOM

Recessed bay with glazed door to rear garden, radiator.

## OUTSIDE

Brick built GARAGE: With up and over door, personal rear door, electric light and power point.

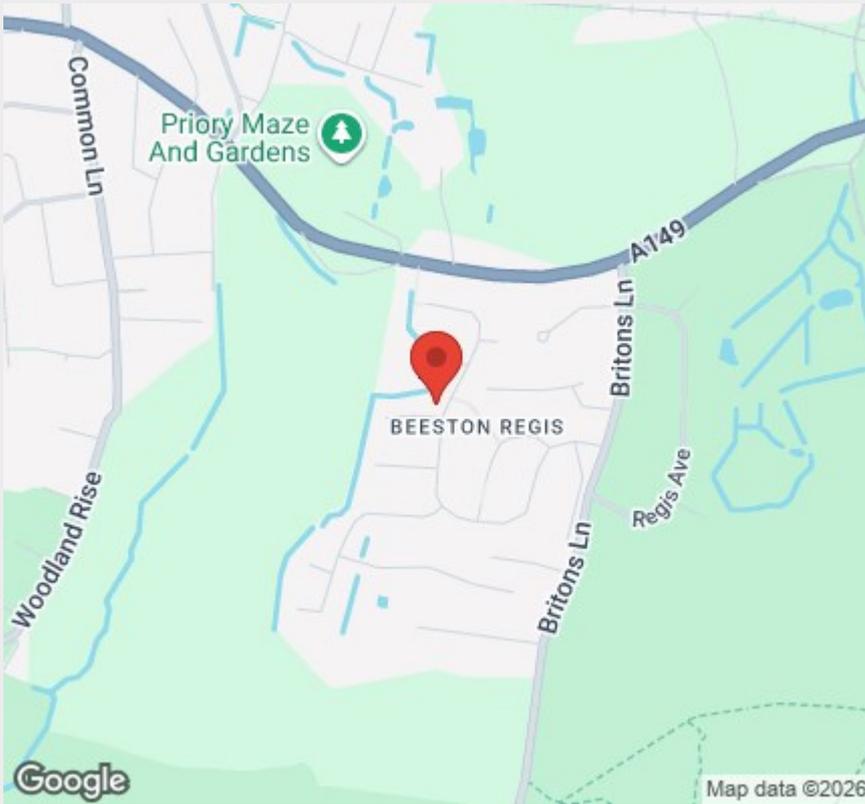
## GARDENS

The property occupies a corner plot and has garden to three sides, all of which are arranged with ease of maintenance in mind. A driveway leads to the garage and provides an off-road parking space. The gardens are well-established with shingle beds interspersed with mature shrubs and flowering plants. The rear garden is fully enclosed.

## AGENTS NOTE

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



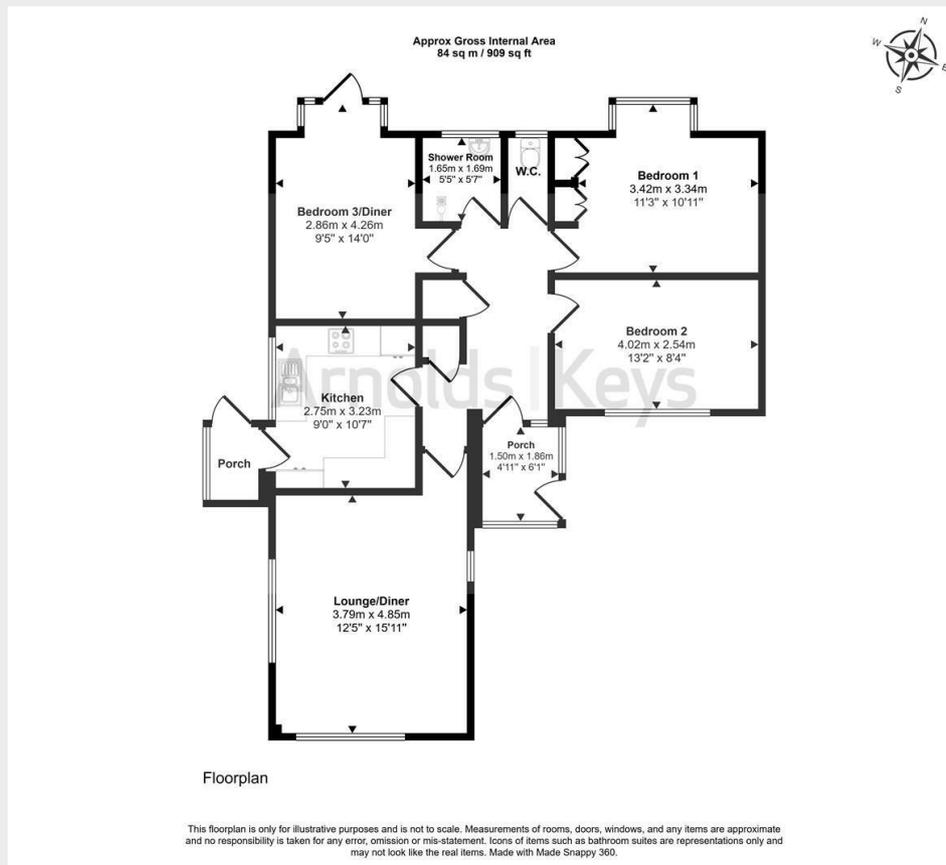


## Viewings

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>80</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>47</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.

