

Arnolds | Keys



19 De Morley Garth, Sheringham, NR26 8JG

Price Guide £460,000

- No onward chain
- Walking distance of shops
- Large conservatory at rear
- South facing front aspect
- Highly favoured location
- Flexible accommodation
- Gas central heating
- Garage and off-road parking

19 De Morley Garth, Sheringham NR26 8JG

Offered with no onward chain is this detached chalet-bungalow located in a highly favoured residential setting just south of the Town and within walking distance of the local amenities. The property offers flexible accommodation which is nicely proportioned and has the benefit of a conservatory at the rear. The property has the benefit of gas fired central heating throughout and UPVC windows with sealed unit glazing.

Sheringham itself is a popular seaside Town offering an excellent selection of local shops and restaurants in addition to both bus and rail services which provide easy access to the county capital of Norwich.



Council Tax Band: E



ENTRANCE PORCH

Of UPVC construction and with two fully glazed doors to the front. Further glazed panel and door opening to:

ENTRANCE HALL

Polished wood floor, radiator, stairs to galleried landing.

LOUNGE/DINING ROOM

A beautifully proportioned room with aspects to front and side, marble and timber fire surround, provision for TV, two radiators, sliding patio doors to:

CONSERVATORY

Vaulted roof with light fitting, tiled floor, fully glazed doors to rear garden, provision for TV.

BATHROOM

Panelled bath with shower above and glazed screen, pedestal wash basin, close coupled w.c., heated towel rail, fully tiled walls and floor, window to rear aspect.

KITCHEN

Fitted with a comprehensive range of white base and wall cabinets with laminated work surfaces and metro tiled splashbacks. Inset sink unit, provision for washing machine and dishwasher, space for under counter fridge, concealed gas fired boiler providing central heating and domestic hot water, inset electric hob with filter hood above and built in electric oven. Glazed door to lobby.

BEDROOM/DINING ROOM

Provision for TV, radiator, sliding patio doors to rear garden. Door to:

ENSUITE

With close coupled w.c. and wash basin, tiled walls.

LOBBY

With doors to front and rear and access to the Garage.

FIRST FLOOR

GALLERIED LANDING

With window to rear aspect enjoying views to the coast in the distance. Radiator.

BEDROOM 2

Window to rear aspect with views to the coast. Radiator, two built in double wardrobe cupboards with sliding mirror doors, provision for TV, access to loft space. Door to:

ENSUITE

With close coupled w.c. and wash basin, tiled walls.

BEDROOM 3

Window to rear aspect with views to the coast. Radiator, two built in double wardrobe cupboards with sliding mirror doors.

OUTSIDE

Attached (via lobby) brick built GARAGE: With up and over door, personal door to lobby. Door to Gardener's W.C with low level suite and wash basin. Timber SUMMER HOUSE. Timber STUDIO.

GARDENS

The property is approached over a brickweave driveway leading to the garage and providing additional off-road parking. There is a large shingle area also to the front for ease of maintenance. The rear garden is fully enclosed and has a further patio area leading to a lawn with established planting to the borders.

AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band E. Applicants will notice that there has been an issue with the ceiling in the ground floor bedroom. The cause has been rectified, but no further repair will be undertaken.



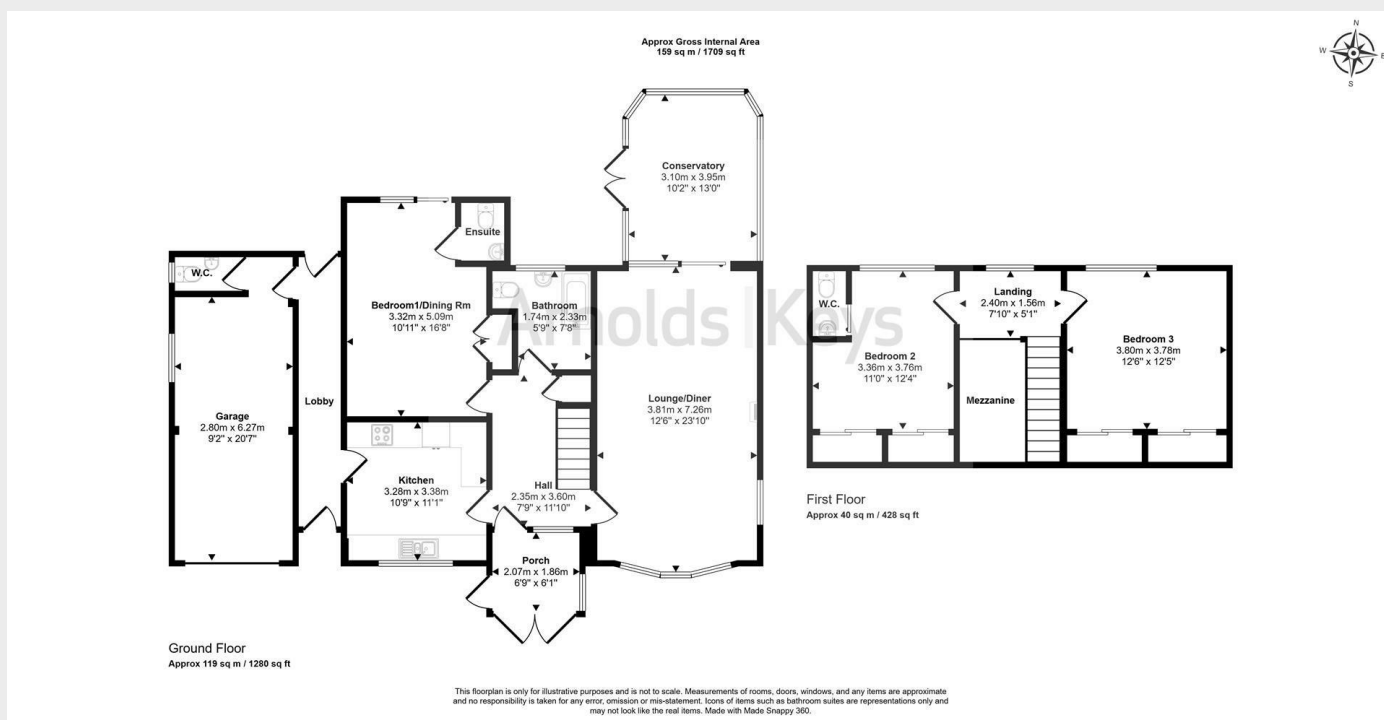


Viewings

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) A		
(81-91) B		
(69-80) C	70	77
(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 Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

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