



16 Cowslip Lane, Sheringham, NR26 8XL

Price Guide £450,000

- No onward chain
- Garage
- Four bedrooms (one with ensuite)
- Corner plot with enclosed rear garden
- Underfloor heating
- Original specification
- Three reception rooms
- Gas central heating
- Ideal family home

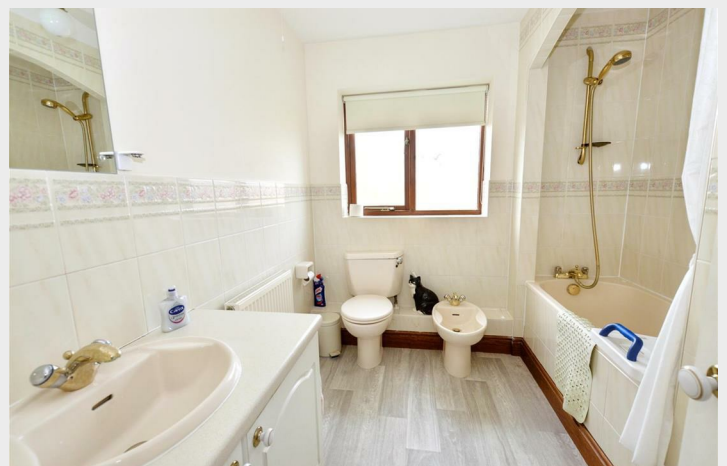
# 16 Cowslip Lane, Sheringham NR26 8XL

Offered with no onward chain is this beautifully proportioned detached house of just over 2000 sq ft and enjoying a corner plot on this established residential development by Norfolk Homes Ltd. The generous accommodation offers three reception rooms and four bedrooms, one with en-suite facilities, thus providing an ideal family home. The property is essentially in its original specification and has gas fired central heating throughout with underfloor heating on the ground floor and radiators on the first floor.

The property is located approximately a mile from the Town Centre which offers an excellent selection of shops and restaurants whilst both bus and rail services provide easy access to the city of Norwich.



Council Tax Band: E



### **HALLWAY**

Stairs to first floor, carpet, understairs storage cupboard, and doors to all rooms.

### **LOUNGE**

Double glazed bay window to the front and side, carpet, feature marble fireplace with inset coal effect gas fire. Two ceiling lights.

### **DINING ROOM**

Carpet, ceiling light, sliding patio doors to conservatory and doors to kitchen and study.

### **CONSERVATORY**

Brick base with UPVC windows to the rear and sides and door to patio area. Polycarbonate roofing fitted with roof blinds, wall light and carpet.

### **STUDY**

Window to side, carpet and ceiling light:

### **KITCHEN/BREAKFAST ROOM**

Light wood range of base and wall units, inset four ring gas hob, built in double oven, one and half bowl sink unit with mixer tap, provision for under counter fridge and dishwasher. Door to

### **UTILITY ROOM**

Window to the rear, work surface with single bowl sink unit and mixer tap over, base storage unit, provision for washing machine and tumble dryer, door to outside and internal fire door to garage. Vinyl flooring, access to small roof void.

### **CLOAKROOM**

WC, corner wash hand basin, vinyl flooring and ceiling light.

### **LANDING**

Doors to all rooms, access to loft space, ceiling light, door to AIRING CUPBOARD with hot water cylinder and shelving.

### **BEDROOM ONE**

A super large room with two sets of built in wardrobes, two alcoves with wall lights, radiator, two ceiling lights, door to:

### **ENSUITE**

Window to the front, WC, radiator, vanity wash basin with storage cupboard beneath, panelled bath with glazed shower screen.

### **BEDROOM TWO**

Window to the rear, built in wardrobes, carpet, radiator and ceiling light.

### **FAMILY BATHROOM**

Window to the rear, panelled bath with mixer tap, shower attachment over, WC, bidet, vanity wash basin with storage beneath. Vinyl flooring and radiator.

### **BEDROOM THREE**

Window to front, radiator, carpet, ceiling light and built in double wardrobe.

### **BEDROOM FOUR**

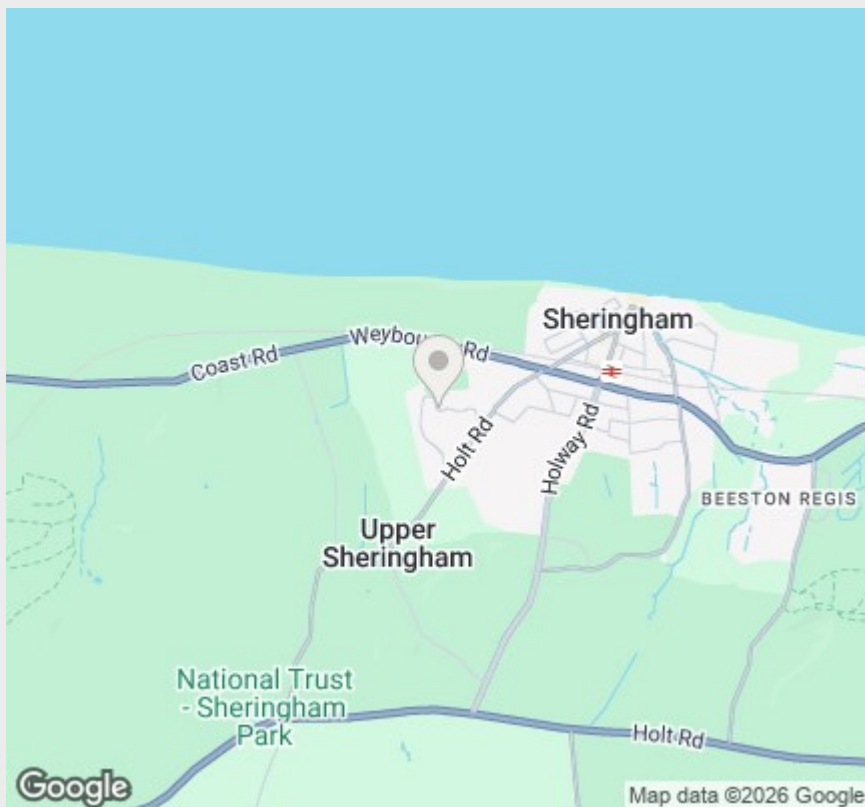
Window to rear, carpet, double mirrored doors to built in wardrobe, radiator and ceiling light.

### **OUTSIDE**

The property has a large front garden mainly laid to lawn with brick weave driveway giving parking for two cars and leads to the INTEGRAL GARAGE with up and over style door, power and light, door to utility room and wall mounted gas central heating boiler. The rear garden is fully enclosed with timber panel fencing, garden shed, patio area with step up onto a lawned area. Access leads to the front of the property by a side access gate.

### **AGENTS NOTE**

This is a Freehold property with NO ONWARD CHAIN. All services are connected, mains drainage and sewage. The property has a council tax banding E.



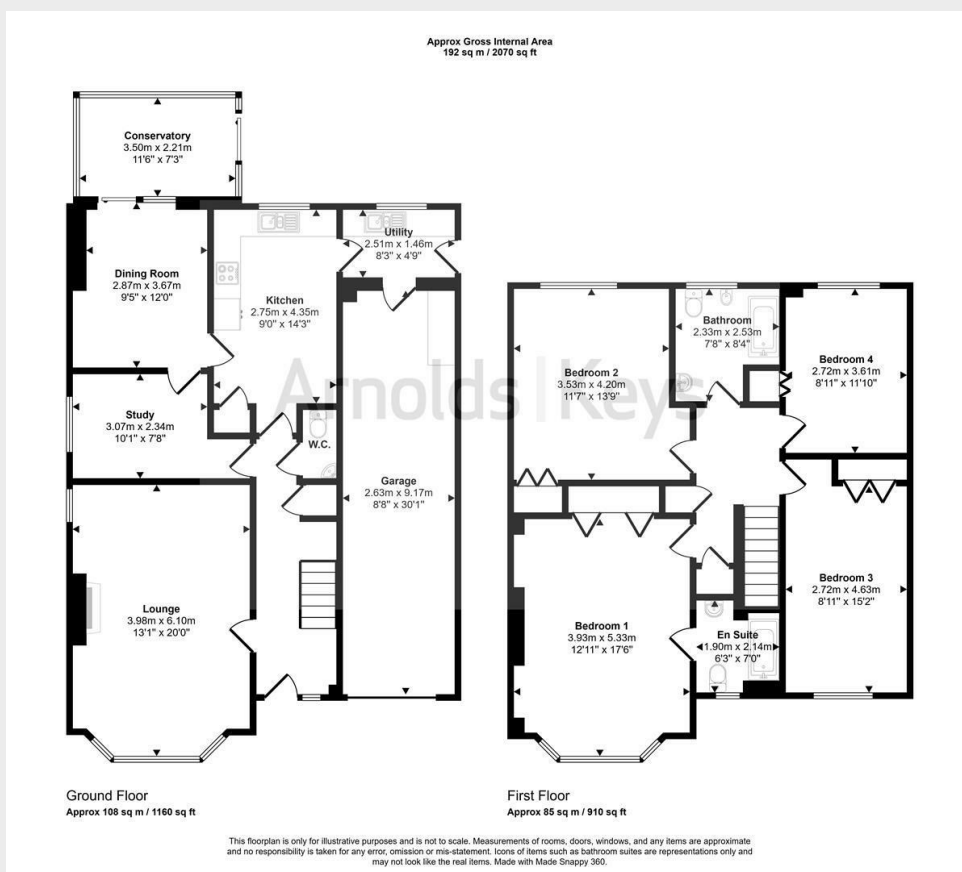
## Viewings

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>                            | 69                      | 77        |
| (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.



11 Station Road, Sheringham, Norfolk, NR26 8RE  
01263 822373

coastal@arnoldskeys.com  
www.arnoldskeys.com