



1 Clover Drive, Sheringham, NR26 8UX

Price Guide £375,000

- No onward chain
- Gas central heating
- Low maintenance gardens
- Garage and off-road parking
- Cul-de-sac setting
- Conservatory at rear
- Three bedrooms
- Beautifully presented throughout

1 Clover Drive, Sheringham, NR26 8UX

Offered with no onward chain is this beautifully presented, detached bungalow. The property enjoys a cul-de-sac setting of just three properties on this popular residential development towards the outskirts of the Town. The property has been updated in recent years and now represents an excellent opportunity for those seeking a low-maintenance home in an attractive setting.

Sheringham itself is a popular costal Town offering an excellent selection of shops and restaurants, a renowned promenade and beach whilst both bus and rail services provide easy access to the City of Norwich.



Council Tax Band: D



ENTRANCE HALL

Part glazed composite entrance door with glazed side panel, further window to front aspect, radiator. Large built in utility cupboard with plumbing for automatic washing machine.

CLOAKROOM

Window to front aspect, close coupled w.c., corner wash basin with tiled splashback.

KITCHEN

Recently re-fitted with a comprehensive range of modern, shaker-style base and wall cabinets with laminated work surfaces and tiled splashbacks, inset sink unit with mixer tap, inset electric hob with filter hood above and built in electric oven beneath. Provision for dishwasher.

BEDROOM 2

Window to front aspect, radiator,

LOUNGE/DINING ROOM

Feature timber and marble fire surround housing inset wood burning stove with marble hearth, provision for TV, two radiators, window to rear aspect, sliding patio doors to:

CONSERVATORY

Fully glazed UPVC construction with double doors opening to rear garden.

INNER LOBBY

With built in cupboard housing lagged hot water cylinder.

SHOWER ROOM

Window to rear aspect, double width, fully tiled shower cubicle with mixer shower, vanity wash basin with cupboards beneath, close coupled w.c., wall mirror with electric light, extractor fan.

BEDROOM 1

Window to front aspect, radiator.

BEDROOM 3

Window to rear aspect, radiator.

OUTSIDE

To the side of the property is a brick built GARAGE: With up and over door, personal side door, electric light and power point. At the rear of the property is a timber SUMMER HOUSE and aluminium GREENHOUSE.

GARDENS

The property stands in gardens that have been

arranged for ease of maintenance. To the front of the property is a small shingled area with established shrub planting. A side access then leads to the fully enclosed rear garden which is attractively arranged in the style of a terraced patio with further established shrub planting.

AGENTS NOTE

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



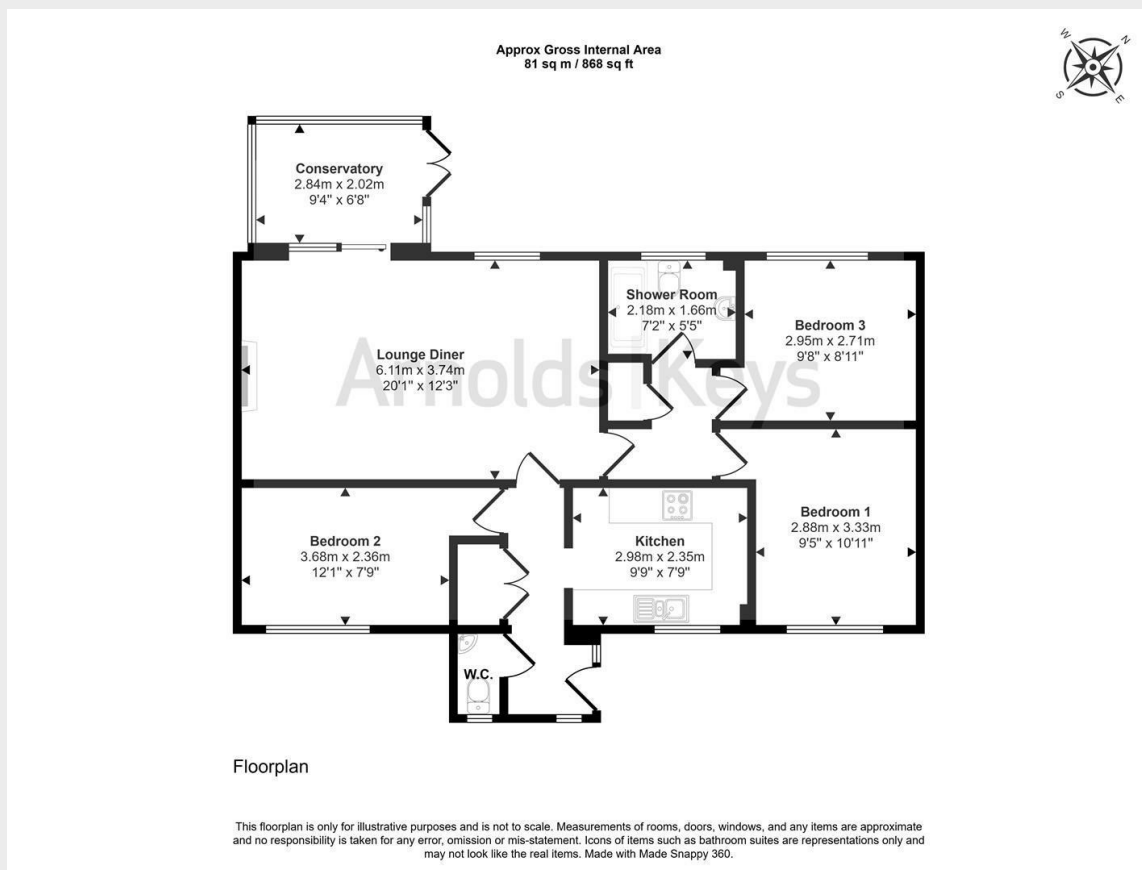


Viewings

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) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.



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

coastal@arnoldskeys.com
www.arnoldskeys.com