



Ascot Lodge, 1 Common Lane, Sheringham, NR26 8PL

Price Guide £450,000

- No onward chain
- East access to Town Centre and beach
- Large reception room
- Garage and ample off-road parking
- Good sized corner plot
- Three bedrooms
- Conservatory
- Gas central heating throughout

1, Common Lane, Sheringham, NR26 8PL

Offered with no onward chain is this highly individual detached bungalow offering generous accommodation with the benefit of gas fired central heating throughout. The property sits in a good sized corner plot and is within easy reach of the Town Centre and beach. The property offers three bedrooms, and has a conservatory at the rear overlooking the gardens.

Sheringham itself offers an excellent selection of shops and restaurants whilst both bus and rail services provide easy access to the City of Norwich which is just 27 miles distant.



Council Tax Band: D



ENTRANCE PORCH

Of timber, lean-to construction with part glazed entrance door. Further, part glazed entrance door opening to:

ENTRANCE HALL

Radiator, access to roof space.

LOUNGE

A beautifully light room with two aspects including a wide bay window to the rear and second aspect to the side. Provision for TV, inset wood burning stove, radiator.

BEDROOM 1

Another lovely light room with two bay windows to rear and side, radiator, fitted wardrobe with sliding mirror doors.

BEDROOM 2

Bay window to rear aspect, radiator, fitted alcove store cupboard and shelving.

BEDROOM 3

Window to front aspect, radiator.

SHOWER ROOM

Double width shower enclosure, close coupled w.c., wall mounted wash basin, window to front aspect, large chrome heated towel rail.

DINING/SITTING AREA

With bay window to rear aspect, radiator, wood effect flooring, open plan to:

KITCHEN AREA

With three windows to the front aspect and part glazed door to passage. Comprehensive range of wood faced base and wall cabinets with laminated work surfaces and tiled splashbacks. Inset four ring gas hob with filter hood above, built in electric double oven, wall mounted gas fired boiler providing central heating and domestic hot water, provision for washing machine and space for dishwasher.

PASSAGE

Part glazed entrance door, door to rear garden, access to:

INTEGRAL STORE

CONSERVATORY

Of UPVC construction on brick base with independent electric heater. Glazed and vaulted roof, double doors to garden.

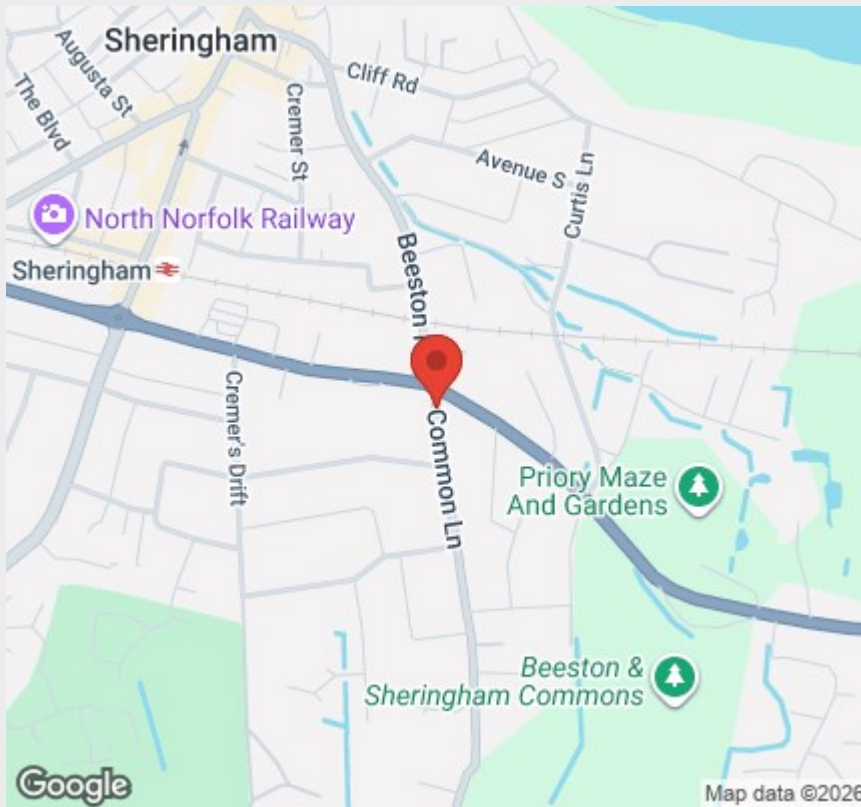
GARDENS

The property is approached over a driveway from Cromer Road leading to the GARAGE (with electric up and over door) and providing additional off-road parking. The property itself stands almost central to the gardens which are mostly lawned and interspersed with established shrubs and plants. One of the features of the garden are the two well-established monkey-puzzle trees at the side. At the rear is a paved patio area, ideal for alfresco dining. Also at the rear is a timber GARDEN SHED.

AGENTS NOTE

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



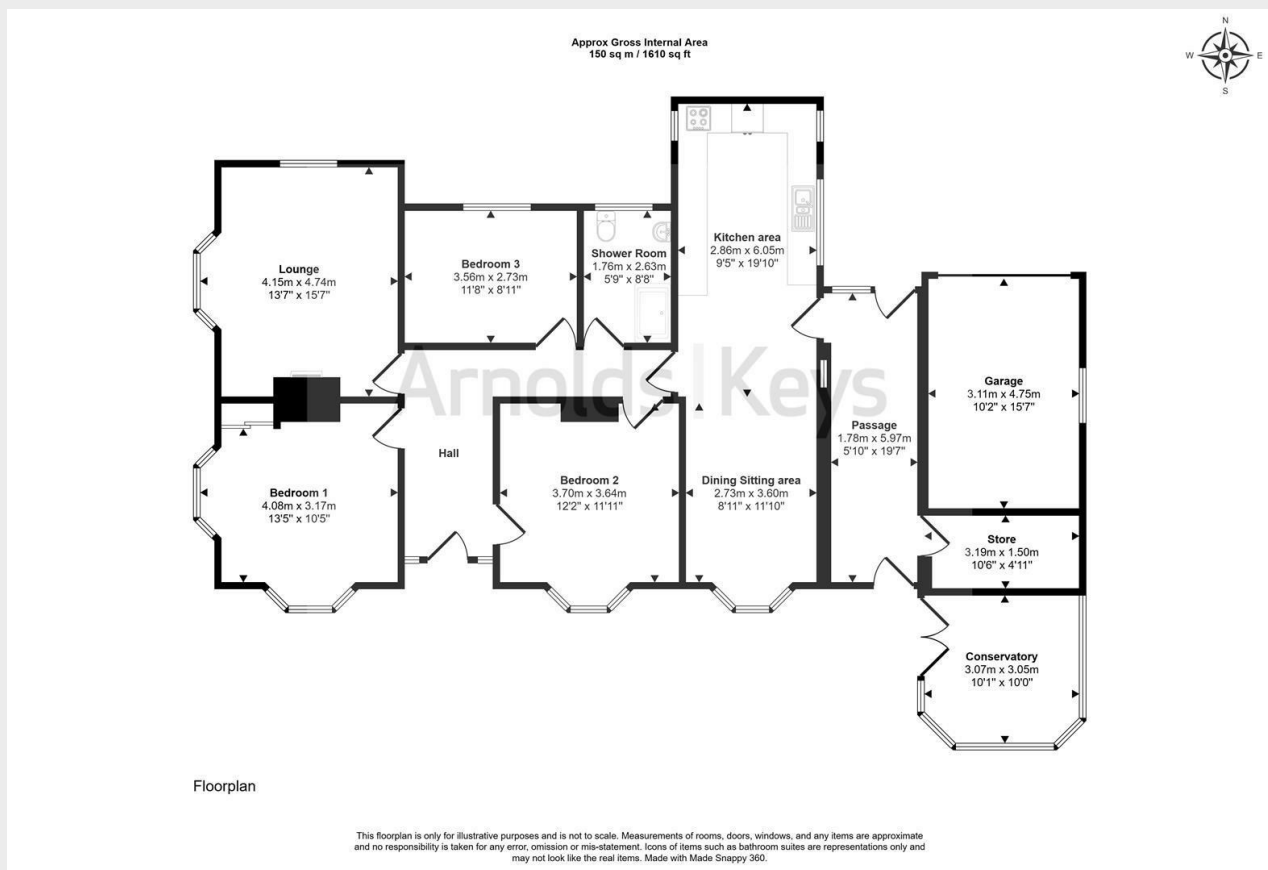


Viewings

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		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(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 (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.