



## 5 Churchill Crescent, Sheringham, NR26 8NQ

Price Guide £430,000

- Stunning views at the rear
- Highly favoured location
- Large lounge/dining room
- Immense potential
- No onward chain
- Two bedrooms
- Some updating required
- Gas heating

# 5 Churchill Crescent, Sheringham NR26 8NQ

Enjoying some of the most stunning views at the rear is this detached bungalow located towards the outskirts of Town and offered with no onward chain. Churchill Crescent is a small residential development located off the Holt Road and close to the High School. This property backs onto open farmland and has far reaching views to the Coast in the distance.

The property itself would benefit from some updating but offers immense potential to provide a superb home. Heating is currently a gas-fired warm air system and the windows have been replaced with UPVC sealed units.



Council Tax Band: E



## ENTRANCE LOBBY

With part glazed entrance door and side panel, built in cupboard housing gas fired, warm air boiler and water cylinder. Further glazed door to:

## INNER HALLWAY

Access to roof space, two built in store cupboards.

## LOUNGE/DINING ROOM

A light room having been extended to take advantage of the superb views at the rear and with glazed doors opening to the garden. Provision for TV, shelved alcove, glazed door to hallway.



## KITCHEN

Picture window with superb views at the rear. Range of base and wall cupboards, complimentary tiled splashbacks, point for electric cooker, glazed screen to hallway, walk-in shelves larder cupboard, door to Garage/Utility.

## BEDROOM 1

Window to front aspect

## BEDROOM 2

Another light room with two aspects to the front and side.



## SHOWER ROOM

Window to side aspect, enclosed shower cubicle with independent electric shower, vanity washbasin with cupboards beneath, concealed cistern w.c.



## SERPARATE W.C.

Window to side aspect, close coupled w.c., wash basin, mirror.

## GARAGE/UTIITY ROOM

With door from kitchen. Fitted sink unit, provision for washing machine, window and glazed door to rear garden, electric up and over entrance door, fluorescent lights and power points.

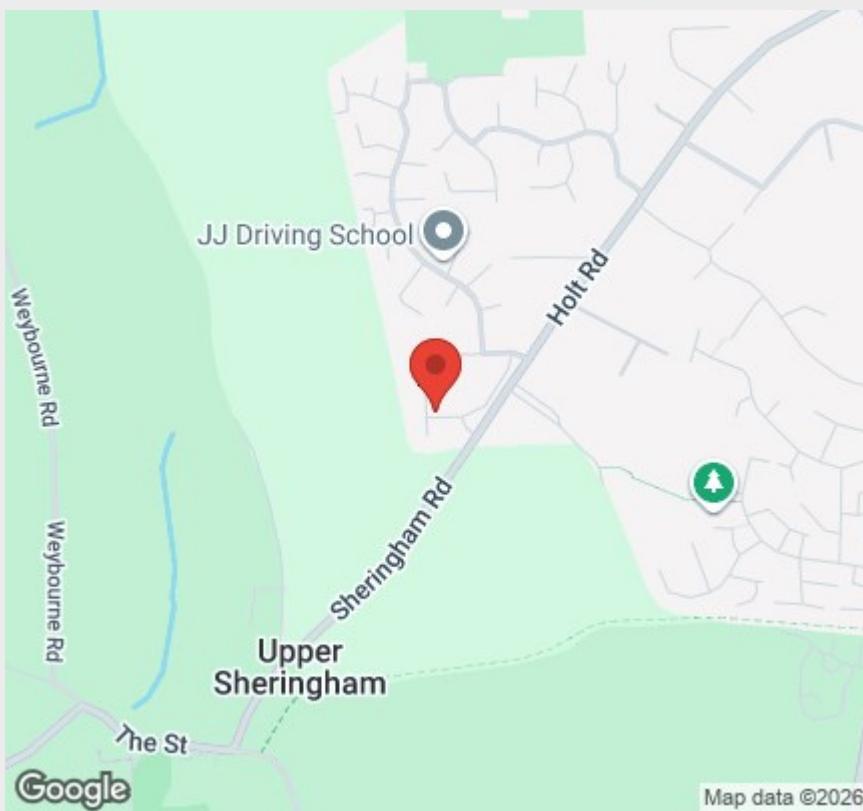
## GARDENS

The property is approached over a wide brickweave driveway providing off-road parking. To the side of the drive is a lawned area with established shrub planting. A gate then leads to the rear garden which enjoys a patio area immediately at the rear. This leads to an extensive lawned area with established shrub planting to the borders. Further low shrubs are planted at the rear which provides for the panoramic views to the Coast and the Church at Upper Sheringham. There is a timber GARDEN SHED at the rear.



## AGENTS NOTE

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

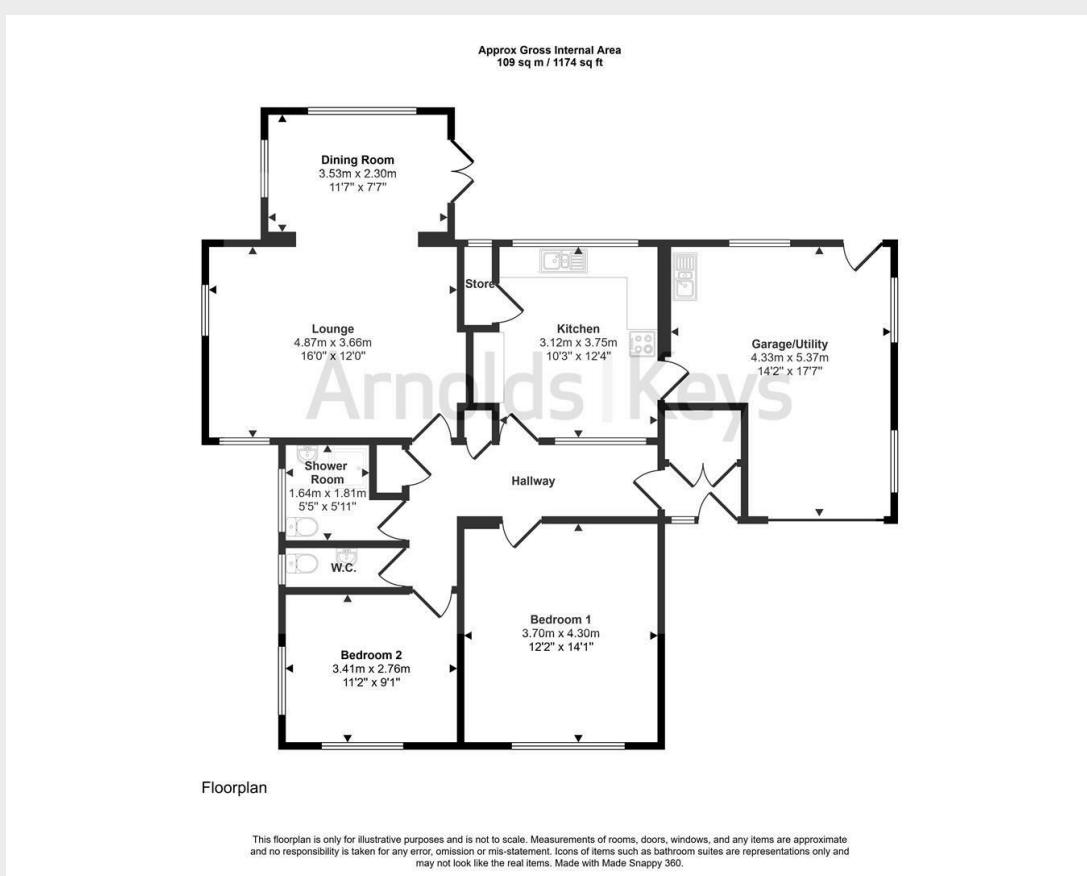


## Viewings

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)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 64                      | 73        |
| (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.

Arnold's Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnold's 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.

