



**16 Uplands Park, Sheringham, NR26 8NE**

**Price Guide £530,000**

- No onward chain
- Over 1600 square feet
- Gas central heating
- Garage and Car Port
- Sought-after location
- Generous plot
- Two bedrooms, two reception rooms
- Would benefit from some updating



# 16 Uplands Park, Sheringham NR26 8NE

Set in one of the most sought-after locations in this premier seaside Town is this beautifully proportioned, detached bungalow of individual design and standing in a generous plot. Uplands Park itself lies just south of the Town yet within walking distance of the shops and transport facilities.

The bungalow has the benefit of gas fired central heating and sealed unit glazing throughout and the accommodation has been extended at some point with the addition of a Garden Room at the rear. Boasting over 1600 sq. ft. this is a generous, two bedroom bungalow that would benefit from some updating but could provide a superb home in a stunning location.



Council Tax Band: F



## ENTRANCE PORCH

Of UPVC construction with part-glazed entrance door, fitted store cupboard, further part glazed door and glazed side panel leading to:

## ENTRANCE HALL

Two radiators, large walk-in store cupboard, large picture window to front aspect.

## CLOAKROOM

High level window to front aspect, pedestal wash basin, close coupled w.c., radiator, part tiled walls.

## LOUNGE/DINING ROOM

Approached through a glass panelled door from the hallway and enjoying an open plan design with a wide archway separating the dining area from the lounge area. Window to side aspect and panelled glass door to Garden Room. The lounge area enjoys two aspects, including patio doors to the side and oriel bay window to the front. Central red brick fireplace, currently housing electric stove, matching redbrick arched alcoves either side with wall lights. Tiled hearth, provision for TV, radiator. Louvred saloon doors leading from dining area to:

## KITCHEN

Fitted with a comprehensive range of white base and wall storage cupboards with laminated work surfaces and tiled splashbacks, inset 1 1/2 bowl sink unit, inset four ring gas hob with extractor hood above, built in electric double oven, wall mounted gas boiler providing central heating and domestic hot water, window to rear aspect, radiator, tiled floor. Glazed door opening to:

## GARDEN ROOM

An 'L' shaped room with full length windows and door opening to the rear garden, radiator, door to Garage and Utility Room.

## SHOWER ROOM

Formerly the bathroom but now housing a corner shower enclosure with mixer shower, vanity wash basin with cupboards beneath, close coupled w.c., bidet, heated towel rail, built in airing cupboard, part tiled walls, window to rear aspect.

## BEDROOM 1

With oriel bay window to the front aspect and window to the rear, radiator, large built-in wardrobe cupboard with sliding mirror door. Vanity wash basin with cupboard beneath, enclosed shower cubicle.

## BEDROOM 2

Window to rear aspect, radiator, large built in wardrobe cupboard with sliding doors, fitted vanity wash basin with cupboards beneath.

## GARAGE

With electric roller door and personal side door. Further door to Garden Room and leading to:

## UTILITY ROOM

Part glazed door and window to rear, inset stainless steel sink unit, provision for washing machine and space for tumble dryer, base and wall storage cupboards with laminated worktop, tiled floor.

## GARDENS

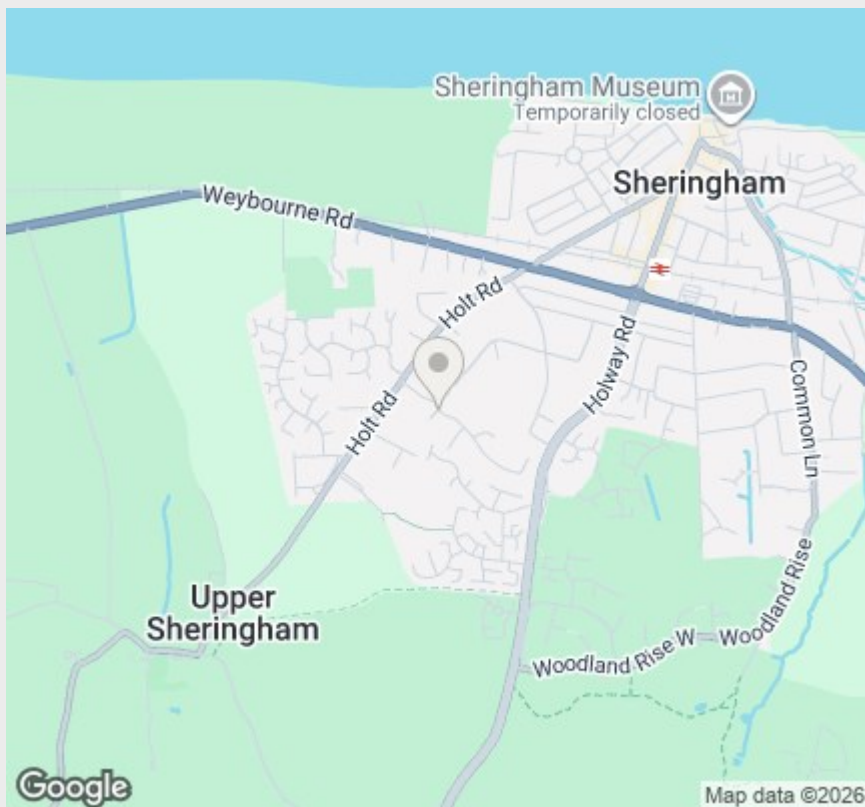
The property enjoys a corner plot providing fully enclosed gardens with mature conifer hedging. The gardens have been neatly landscaped with sweeping lawns interspersed with established shrubs and trees. A driveway leads to the garage and CAR PORT and provides additional off-road parking too. A gated access then opens to the rear garden where there is a timber GARDEN STORE and GREENHOUSE. The rear gardens slope gently to the top and there is a garden pond.

## AGENTS NOTE

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







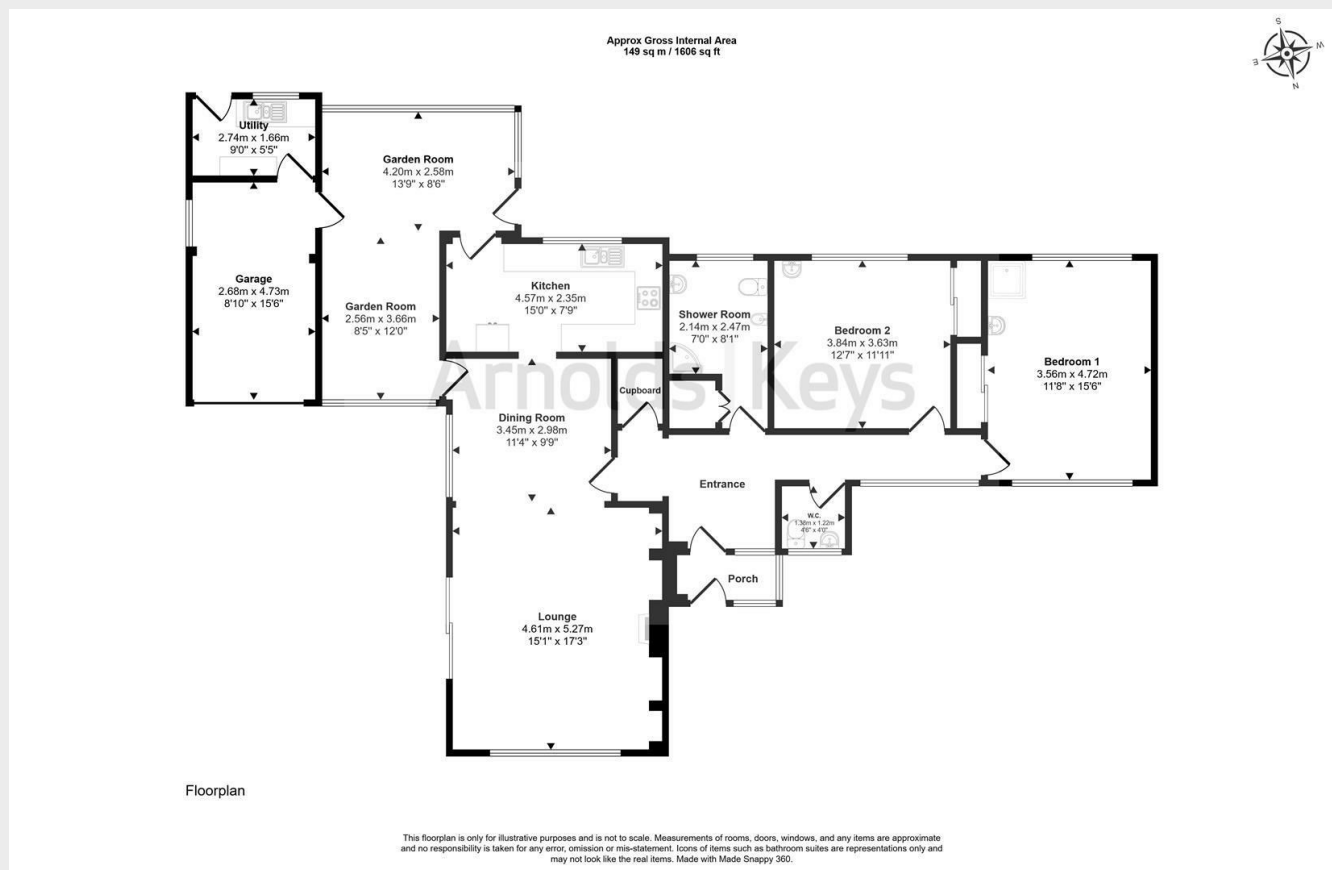
## Viewings

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>		<b>78</b>
(55-68) <b>D</b>	<b>63</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 and 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.



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