Arnolds | Keys









69 Beeston Common, Sheringham, NR26 8EU

Price Guide £290,000

- Brick and Flint cottage
- Three bedrooms
- Summer house insulated
- kitchen/dining area
- Gas central heating
- Views over Beeston Common/Beeston bump
- Woodburner
- Cottage garden
- Walking distance to the town and beach
- Communal residents parking to front

11 Station Road, Sheringham, Norfolk, NR26 8RE
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A delightful mid terrace flint cottage, with views over Beeston Common. The cottage is located with just a short level walk to the beach and town centre . The cottage has three bedrooms and the accommodation is placed over three floors.
A pretty cottage garden to the rear with seating areas and a summer house at the end of the garden to relax in and enjoy some "me time".

Beeston Common is a popular, well-established residential location just to the East of the Town, footpaths lead from the Common to the Town Centre and beach. The Town itself offers a wide range of shops and restaurants whilst both bus and rail services provide easy access to the county capital of Norwich.

3 1 1 C

Council Tax Band: C







PORCH
Double glazed door to the front and further door into:

LOUNGE
Cosy lounge with wood burner, window to the front with views over Beeston common, wood effect vinyl flooring, ceiling light, door to stairs and kitchen/diner.

KITCHEN/DINER
Double glazed door and window to the rear, opening into the garden. A lovely family room with space for table and chairs. A range of base units with drawers and work surface over, inset five ring gas hob, extractor hood above, eye level oven and space for fridge/freezer. Plumbing for washing machine, dishwasher and space for a tumble dryer. TV point, tiled flooring, two ceiling lights and radiator. Door to understairs storage cupboard.

LANDING
Carpet, storage shelving, doors to bedrooms and shower room and stairs to second floor.

BEDROOM TWO
Window to the front, carpet and ceiling light. Views over looking Beeston Common. Radiator.

SHOWER ROOM
Step in shower cubicle, vanity wash hand basin and WC. Radiator and electric towel heater, heated mirror with shaver socket, extractor fan and light tunnel. Vinyl tiled effect flooring and ceiling light.

BEDROOM THREE
Window to the rear with views over the garden and Beeston Bump. Radiator, ceiling light point, wood effect tiled flooring.

Second floor

BEDROOM ONE
Window to the front with views over Beeston Common. Carpet, radiator, ceiling light and exposed beams. TV point.

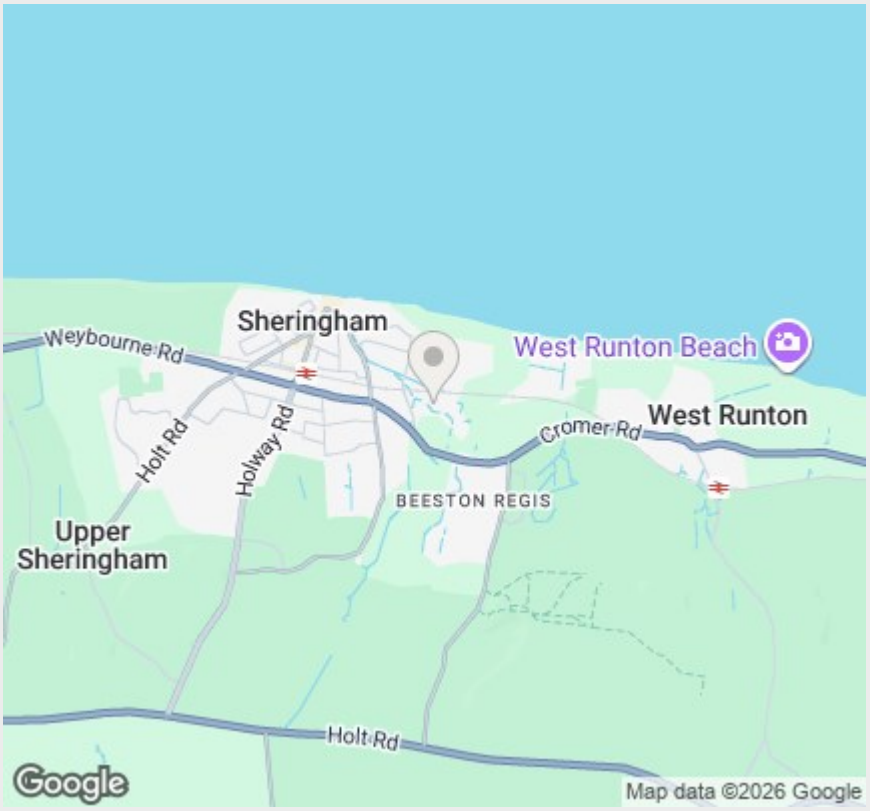
OUTSIDE
Small courtyard area to the front with space for seat looking over the Common. Enclosed rear garden full of cottage style flowers, wood store, storage shed and seating areas. A lovely timber summer house styled building insulated and with electrics fitted. to sit and relax in with window to the rear giving views towards Beeston Bump. The property can be accessed to the rear of the property via the side of number 68.

AGENTS NOTE
This is a Freehold property, it has all mains services connected, mains water, sewage, gas and electricity. It has a council tax band C.





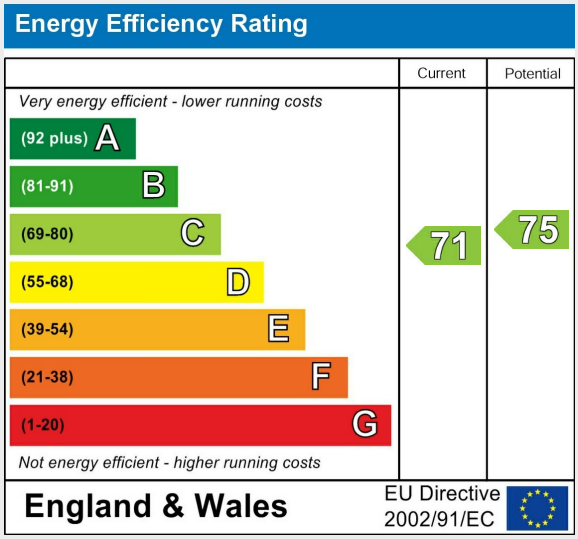


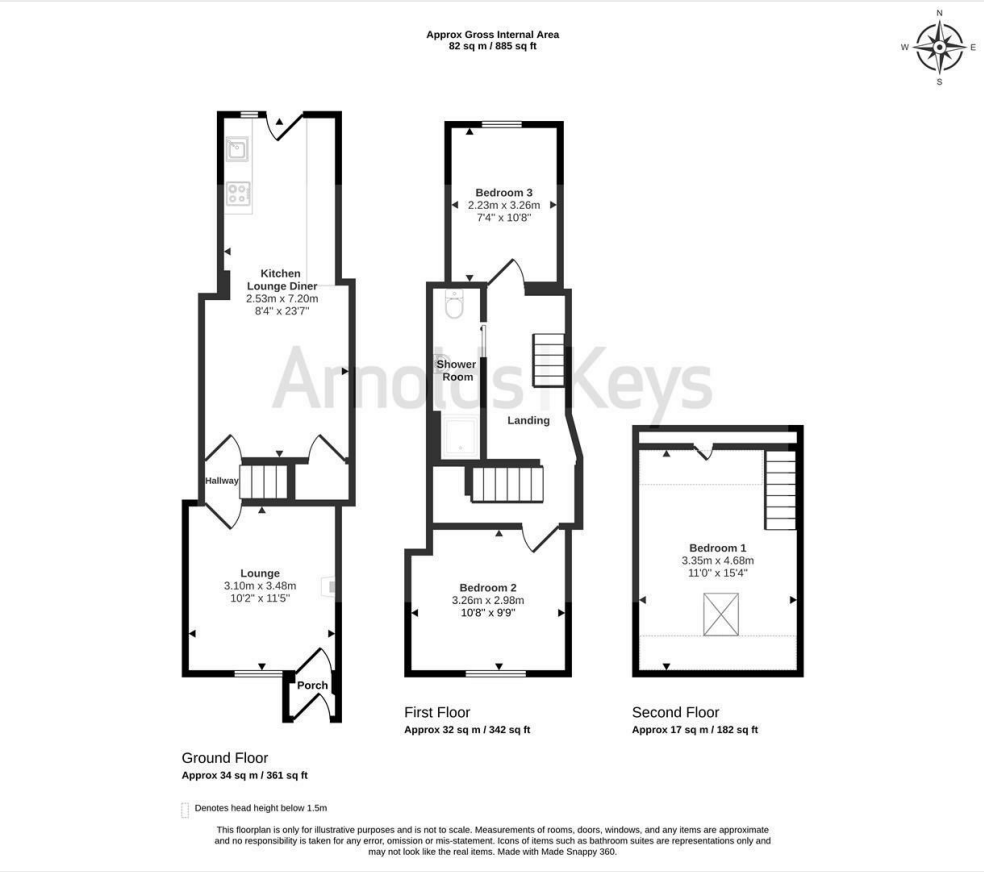


Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:





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.

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