



16 Younger Drive, Sheringham, NR26 8AN

Price Guide £599,000

- No onward chain
- Four bathrooms including two en-suite
- Enclosed gardens with studio
- Triple glazing to all windows
- Highly efficient, low energy property
- Up to five bedrooms
- Double garage and off-road parking
- Gas central heating (underfloor on ground floor)
- Fibre broadband to the property

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Offered with no onward chain is this superb detached property enjoying a slightly elevated position on this popular residential development by Norfolk Homes Ltd. This is a highly efficient, low energy home offering up to five bedrooms or four with a home office. The accommodation is beautifully presented and has gas central heating throughout (underfloor on ground floor) and triple glazing to all windows. The property also has a double garage and garden studio.

Snaefell Park is located south of the Town and just a few minutes walk to the Centre which offers an excellent selection of shops and restaurants in addition to both bus and rail services providing easy access to the City of Norwich.



Council Tax Band: E



ENTRANCE PORCH CANOPY

With wrought iron balustrade, part glazed composite door and glazed side panels opening to:

ENTRANCE HALL

Tiled floor, staircase to first floor, two built-in cupboards, large understairs cupboard.

STUDY/BEDROOM 5

A dual aspect room with windows to front and side. Built-in wardrobe cupboard with sliding mirror doors.

SHOWER ROOM

Fully tiled, level entry shower enclosure, close coupled w.c., corner wash basin, chrome heated towel rail, tiled floor.

LOUNGE

Window to front aspect, provision via media plate for wall mounted TV, wood laminate floor, two wall light points, sliding pocket doors opening to:

DINING AREA

With large sliding doors to rear patio, second aspect to the side, tiled floor leading to:

KITCHEN AREA

Comprehensively fitted with a quality range of high gloss base and wall cabinets with granite work surfaces and matching upstands. Integrated induction hob with stainless steel extractor above, integrated electric oven with warming tray and combination microwave/oven above. Integrated dishwasher, wine cooler. Integrated fridge and freezer. Window to rear aspect. Door to:

UTILITY ROOM

Further range of cabinets with laminated work surfaces and tiled splashbacks. provision for washing machine and tumble dryer, wall mounted gas boiler providing central heating and domestic hot water, window to side aspect, glazed door opening to:

COVERED REAR PORCH

With a decked floor providing a useful storage area.

FIRST FLOOR LANDING

Built-in cupboard housing pressurised hot water cylinder and air circulation system. Access to roof space.

BEDROOM 1

A beautifully light room with vaulted ceiling and full height window to front aspect with fitted vertical blinds, two radiators, large built in wardrobe cupboard, provision for TV, door to:

ENSUITE

Enclosed, fully tiled shower enclosure, concealed cistern w.c., vanity wash basin, tiled floor and part tiled walls, heated towel rail, obscure glazed window to front aspect.

BEDROOM 2

A twin aspect room with windows to rear and side, radiator, built-in wardrobe cupboard, provision for TV, door to Balcony, further door to:

ENSUITE

Enclosed, fully tiled shower enclosure, concealed cistern w.c., vanity wash basin, tiled floor and part tiled walls, heated towel rail, obscure glazed window to side aspect.

BEDROOM 3

A twin aspect room with windows to rear and side, radiator, built-in wardrobe cupboard, provision for TV. door to balcony.

BEDROOM 4

A twin aspect room (currently used as a hobby room) with windows to front and side, radiator, built-in wardrobe cupboard.

FAMILY BATHROOM

Fitted with a panelled bath with mixer tap, shower and screen, vanity wash basin and concealed cistern w.c., chrome heated towel rail, part tiled walls. Obscure window to rear aspect.

OUTSIDE

Brick built DOUBLE GARAGE: 18'10 X 18'10 With double entrance doors(1 electric powered), electric lights and power including provision for an EV charging point. Timber GARDEN STUDIO With electric lights and power.

GARDENS

The property stands in gardens that have been arranged for ease of maintenance. To the front is an open plan garden with shingle beds interspersed with shrubs and flowering plants. In addition there is a further shingled bed with central feature shrub. The rear garden is walled, fully enclosed and has a lawn, further patio area, raised flower beds and a further seating area for alfresco dining.

AGENTS NOTE

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





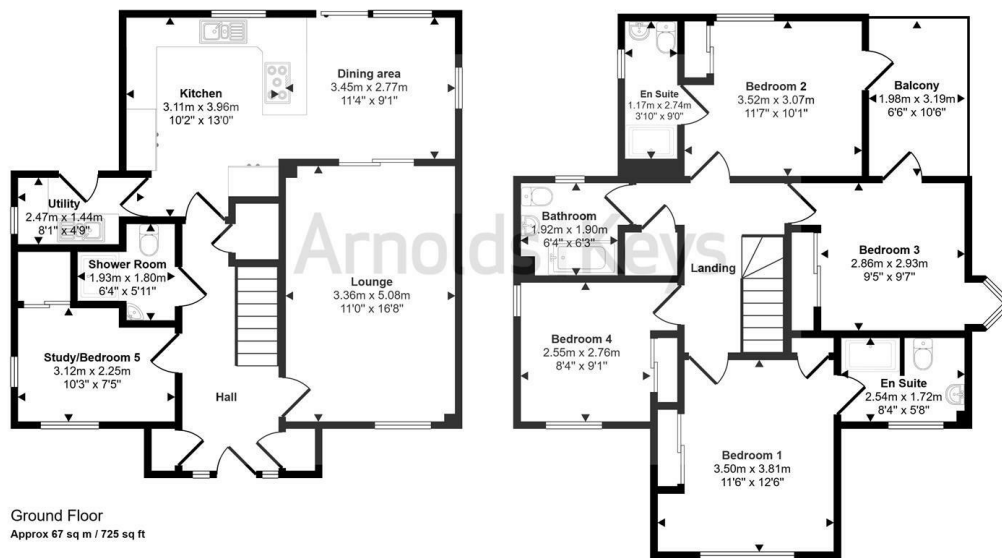
Viewings

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		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
135 sq m / 1457 sq ft



Ground Floor
Approx 67 sq m / 725 sq ft

First Floor
Approx 68 sq m / 732 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.