

# Arnolds | Keys



10 Priory Close, Beeston Regis, Sheringham, NR26 8SL

Price Guide £295,000

- Cul-de-sac location
- Extended accommodation at the rear
- Gas central heating
- UPVC sealed unit windows
- Open southerly outlook to the front
- Two bedrooms (one with ensuite shower)
- Easy to manage gardens
- Some updating required

# 10 Priory Close, Beeston Regis, Sheringham, NR26 8SL

Enjoying a cul-de-sac location is this detached bungalow having the benefit of an open, southerly outlook at the front and standing in gardens arranged for ease of maintenance. This property would benefit from some updating but offers gas centrally heated accommodation with UPVC replacement windows.

The accommodation is nicely proportioned and both bedrooms have been extended at the rear. The Town Centre of Sheringham is approximately a mile distant and offers an excellent selection of shops and restaurants. A regular bus service passes along the Coast Road.



Council Tax Band: C



## ENTRANCE PORCH

Twin UPVC part glazed entrance doors, further glazed wood door opening to:

## ENTRANCE HALL

Radiator, access to roof space, built in coat cupboard.

## LOUNGE/DINING ROOM

A lovely light room enjoying two aspects; one to the side and the other to the southerly aspect at the front. Timber and marble fire surround with matching hearth, radiator, provision for TV.

## KITCHEN

Part glazed UPVC door to side and window to front aspect, range of base and wall cabinets with laminated work surfaces and tiled splashbacks, radiator, wall mounted gas boiler providing central heating and domestic hot water, inset sink unit, inset gas hob with filter hood above, built in electric double oven, provision for washing machine, built in cupboard currently housing tumble dryer.

## BATHROOM

Panelled bath with mixer tap and shower attachment, glazed screen, vanity wash basin with cupboards beneath, concealed cistern w.c., radiator, electric shaver light, part tiled walls, window to side aspect, heated towel rail.

## BEDROOM 1

Radiator, window to rear aspect, door to:

## ENSUITE

Fully tiled shower enclosure with electric independent shower unit, wash basin, close coupled w.c., part tiled walls, window to side aspect.

## BEDROOM 2

Built in wardrobe cupboard, two radiators, window to rear aspect.

## OUTSIDE

Detached sectional GARAGE: With up and over door, electric light and power. Timber GARDEN SHED.

## GARDENS

The gardens have been arranged for ease of maintenance. The front garden is shingled and interspersed with mature planting. A driveway leads to the garage and provides additional off-road parking. The rear garden is enclosed and has a paved patio leading to a further shingled area with mature planting to the borders.

## AGENTS NOTE

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



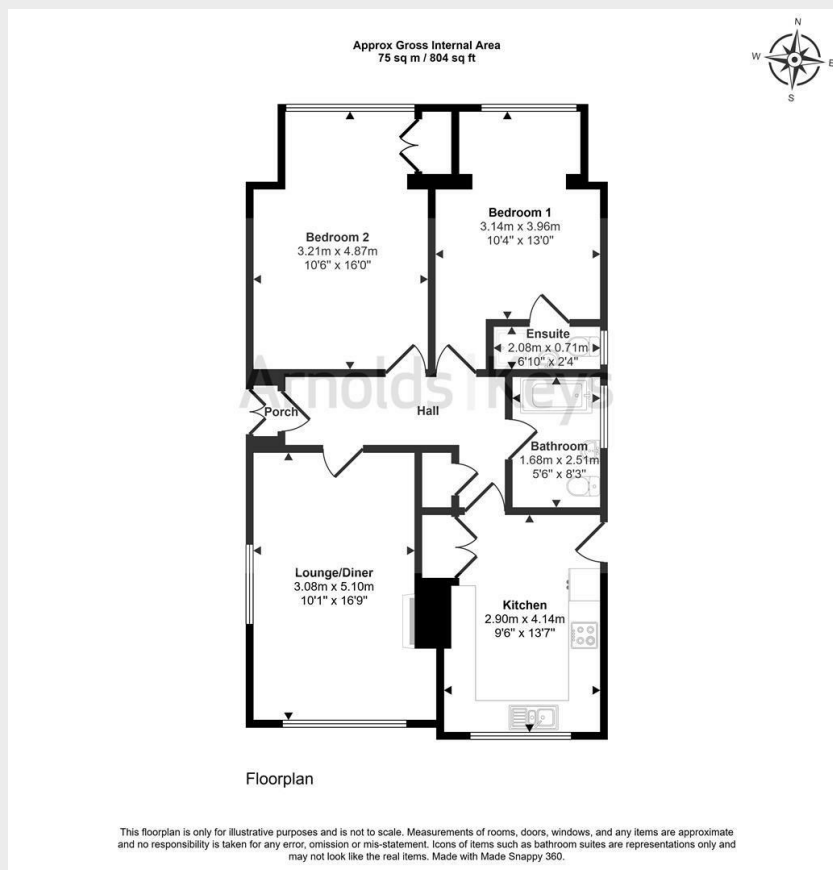


## Viewings

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>74</b>
(55-68) <b>D</b>		<b>66</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, 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.

