

# Arnolds | Keys



## Hamilton House, 7 Weybourne Road, Sheringham, NR26 8HF

Price Guide £525,000

- Wonderful views of Golf Course and Coast
- South facing rear garden
- Four bedrooms
- Beautifully presented throughout
- Garage and ample off-road parking
- Gas central heating
- Two reception rooms
- Within reach of local amenities and schools

# 7, Weybourne Road, Sheringham, NR26 8HF

An excellent opportunity to acquire a beautifully proportioned semi-detached house offering a perfect blend of comfort and elegance. Spanning an impressive 1,689 square feet, the property boasts four bedrooms and two reception rooms making it an ideal family home.

One of the main features of this property is its stunning views of the nearby golf course and the picturesque coast, which can be enjoyed from various vantage points within the home. The south-facing rear garden is also a beautiful feature; perfect for gardening enthusiasts.

The property is within easy reach of local amenities, schools, and the stunning coastline that this area is renowned for.



Council Tax Band: D



## ENTRANCE LOBBY

With solid wood entrance door with stained glass panel, built in understairs storage cupboard. Door leading to:

## CLOAKROOM

Leaded window to front aspect, radiator, coats hanging space, wash basin with tiled splashbacks, door to W.C. with part panelled walls, tiled floor, high level window.

## DINING ROOM

With two leaded windows to front aspect, fitted dresser unit in alcove, timber and marble fire surround housing coal-effect electric fire, radiator, fitted service meter cupboard, door to:

## LOBBY

Radiator, leaded and stained glass window to side aspect, stairs to first floor, glass panelled door to:

## SITTING ROOM

Attractive floor to ceiling timber fire surround housing gas fired stove in brick recess with tiled hearth. Provision for TV, two leaded windows to side aspect, radiator with ornate cover, second radiator in recess which provides access to the GARDEN ROOM with door and window.

## KITCHEN/BREAKFAST ROOM

A lovely light room with south facing window to rear. Comprehensive range of wood faced base and wall cabinets with laminated work surfaces and tiled splashbacks. Point for electric cooker with filter hood above, inset sink unit, provision for dishwasher, radiator, tiled floor. Archway to:

## UTILITY AREA

Part glazed door to side aspect, window to rear, wall mounted gas boiler providing central heating and domestic hot water, provision for washing machine, continuation of tiled floor.

## LANDING

Radiator, stairs to second floor, leaded window to front aspect.

## BEDROOM 1

Two leaded windows to front aspect with views to the coast and Golf Course. Two fitted wardrobe cupboards, vanity wash basin, radiator.

## BEDROOM 2

Window to rear south facing aspect, vanity wash basin, radiator.

## BATHROOM

A suite of free-standing bath with central mixer tap and shower attachment, corner shower enclosure with mixer shower, fitted airing cupboard, pedestal wash basin, period style radiator/towel rail, tiled floor and part tiled walls, window to side aspect.

## SEPARATE W.C.

Close coupled suite, window to side aspect.

## SECOND FLOOR LANDING

## BEDROOM 3

Wood effect flooring, dormer window to front aspect with extensive views over the Golf Course and coast. Radiator, period style fire surround, fitted storage cupboard leading to loft hatch.

## BEDROOM 4

Window to side, radiator.

## OUTSIDE

Brick built GARAGE: With up and over door, electric light and power. Two attached OUTHOUSES. Timber SUMMER HOUSE, aluminium GREENHOUSE.

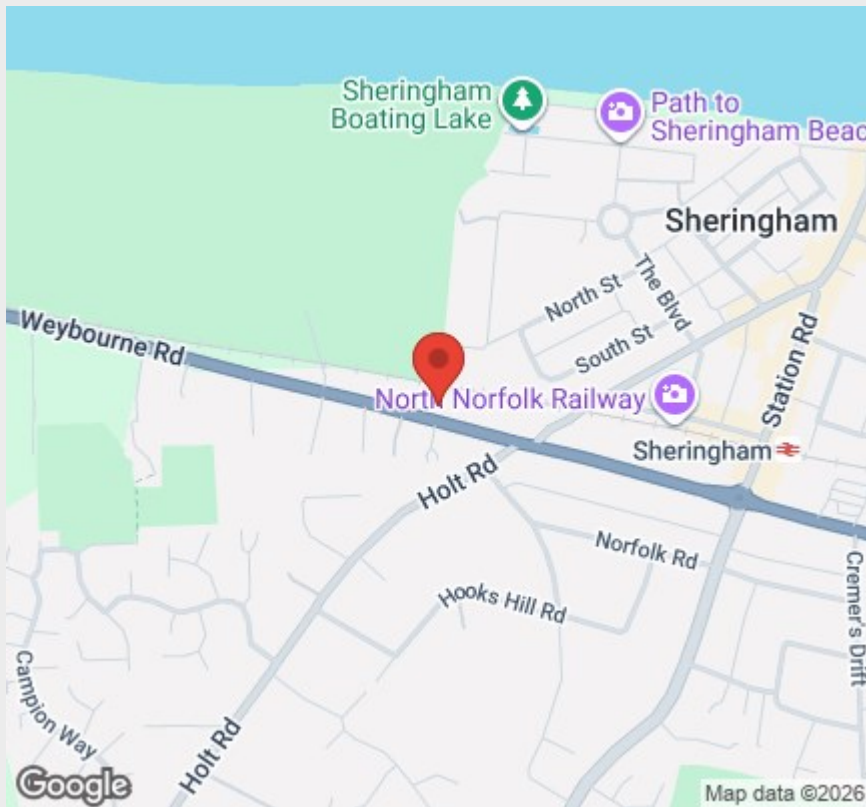
## GARDENS

The property is approached over a long shingle driveway leading to the garage and providing ample off road parking. There is a lawn to the side of the drive and mature shrub planting to the boarder. A gated access leads to the rear garden which enjoys a southerly aspect and has a paved patio area leading to the beautifully maintained lawned area with established colourful planting to the borders. The garden is fully enclosed with vegetable garden and mature hedging offering a high degree of privacy.

## AGENTS NOTE

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



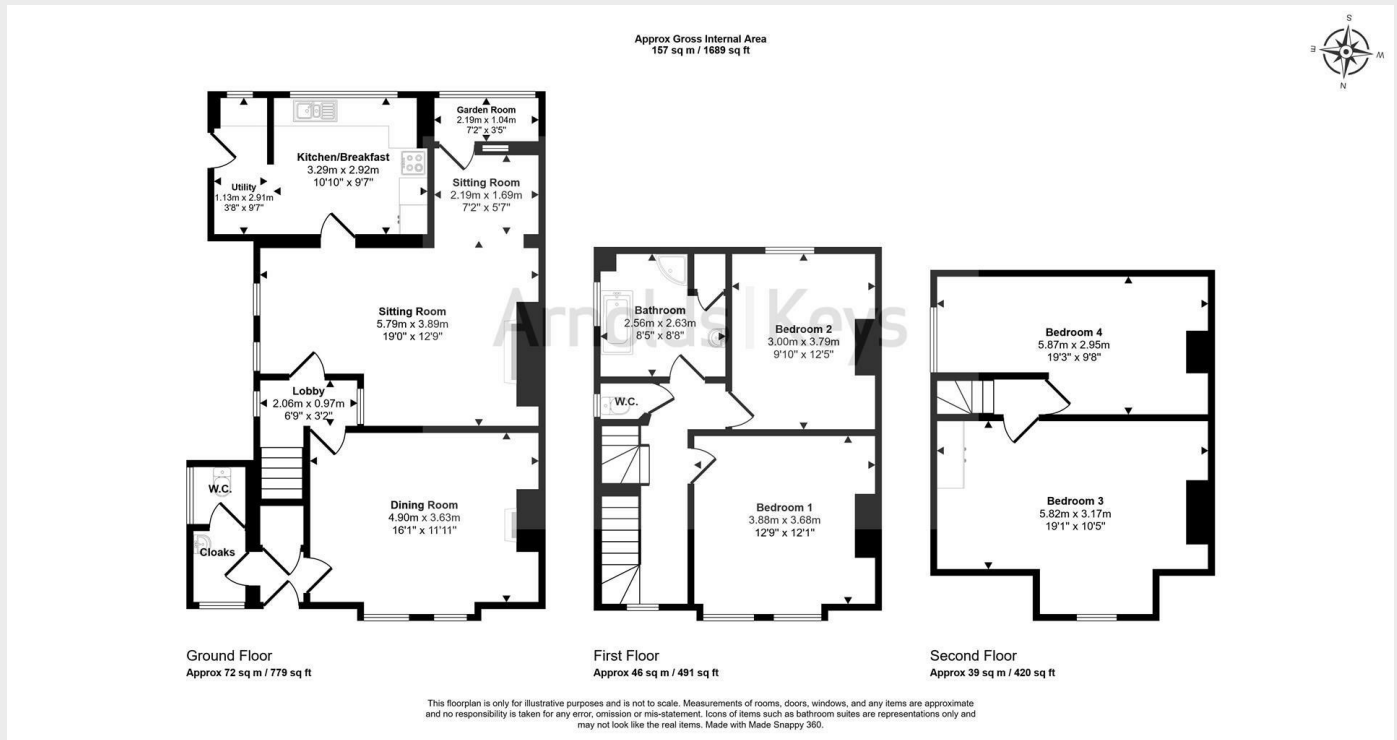


## Viewings

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>76</b>
(55-68) <b>D</b>		<b>60</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.

