



## The Art House Uplands Park, Sheringham, NR26 8NE

Price Guide £565,000

- No onward chain
- Four bedrooms
- Purpose-built attached studio
- Sought after location
- Highly individual design
- Three bathrooms
- Air source heat pump
- Garage and ample off-road parking



# The Art House Uplands Park, Sheringham NR26 8NE

A highly individual detached residence located in one of the most sought after residential areas of the Town. The property was purpose built for the most recent owner (a local artist) and has an attached, purpose-built studio at the rear which could be used for a number of purposes. The property itself has an air-source heat pump and all the windows are sealed units in UPVC frames. The flexible accommodation offers up to four bedrooms, three bathrooms and two reception rooms.

Uplands Park itself is located just off the Holt Road and approximately a half mile from the Town Centre where there is an excellent selection of shops and restaurants whilst both bus and rail services provide easy access to the County capital of Norwich.



Council Tax Band: E



## ENTRANCE PORCH CANOPY

With part glazed entrance door opening to:

## ENTRANCE HALL

Window to side aspect, staircase to first floor with understairs store cupboard.

## SHOWER ROOM

Corner shower enclosure with mixer shower and tiled splashbacks, concealed cistern w.c., pedestal wash basin, window to side aspect.

## LOUNGE

A beautiful light room with French doors opening to the rear garden and windows to the front with fitted shutter blinds, provision for TV.

## BEDROOM 4

Window to side aspect.

## KITCHEN/DINING ROOM

Another lovely light room with ample space for dining, three windows to the rear, fully glazed door to rear porch, range of shaker-style units with wooden work surfaces and tiled splashbacks, integrated dishwasher, provision for automatic washing machine, space for fridge/freezer, inset stainless steel sink unit, inset electric hob with stainless steel hood over, built in electric oven.

## REAR PORCH

Fully glazed with doors to rear and side gardens. Further door to:

## UTILITY AREA

With pressurised hot water cylinder and manifold for the air-source heating system. Two high level windows, fitted shelving. Door to:

## STUDIO

With French doors to garden, vaulted ceiling with two large Velux roof lights, wall-mounted electric heater, fitted sink unit with cupboard beneath, provision for w.c. (now disconnected and removed)

## FIRST FLOOR

### LANDING

Window to side aspect, built in shelved linen cupboard, radiator, access to roof space.

### BEDROOM 1

Window to front aspect with fitted shutter blinds, radiator, large walk-in dressing area with light and hanging rail.

### ENSUITE

Panelled bath, pedestal wash basin, close coupled w.c., ladder style chrome heated towel rail. window to front aspect, extractor fan.

## BEDROOM 2

Window to the side aspect, radiator.

## BEDROOM 3

Window to rear aspect, radiator.

## BATHROOM

Panelled bath, shower enclosure with mixer shower, pedestal wash basin, concealed cistern w.c., chrome heated towel rail, window to side aspect.

## OUTSIDE

Brick built GARAGE with up and over door, personal side door with additional Store Room at the rear. Timber garden SHED, timber SUMMER HOUSE.

## GARDENS

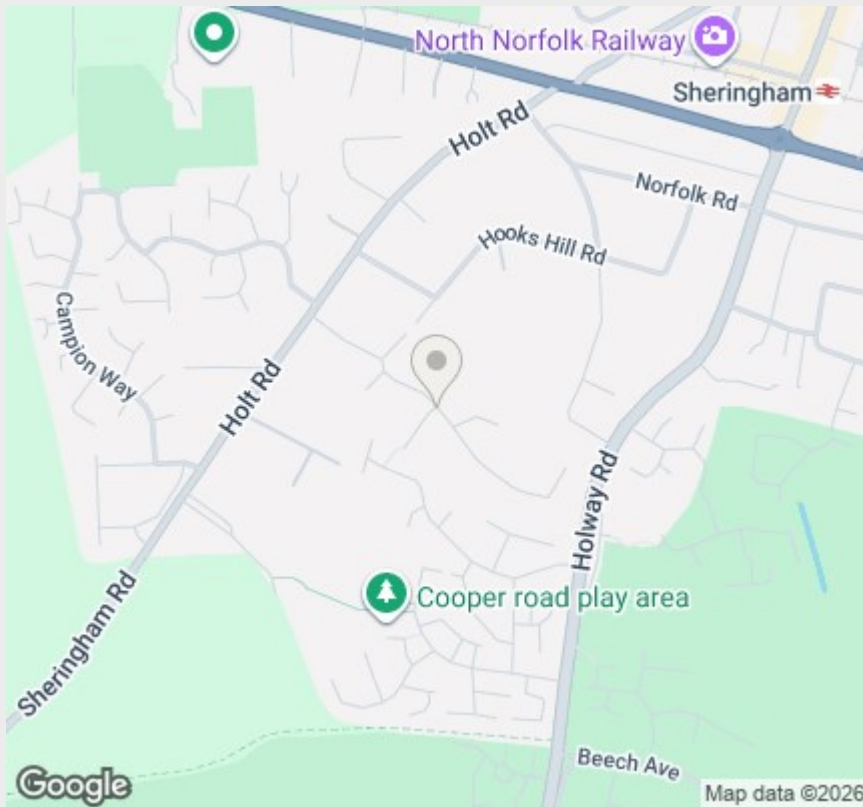
The property has a gated entrance which opens to a wide gravel driveway offering ample off-road parking. A gate then leads to the large side garden which has been landscaped to include a large paved patio, lawn, shingle beds and established planting. Once the gates are closed, the entire plot is fully enclosed making it safe for animals and children.

## AGENTS NOTE

The property is freehold, has mains electricity, water and drainage connected. The property has a Council Tax Rating of Band E. PLEASE CONTACT THE AGENT BEFORE MAKING PLANS TO TRAVEL TO VIEW THE PROPERTY.







## Viewings

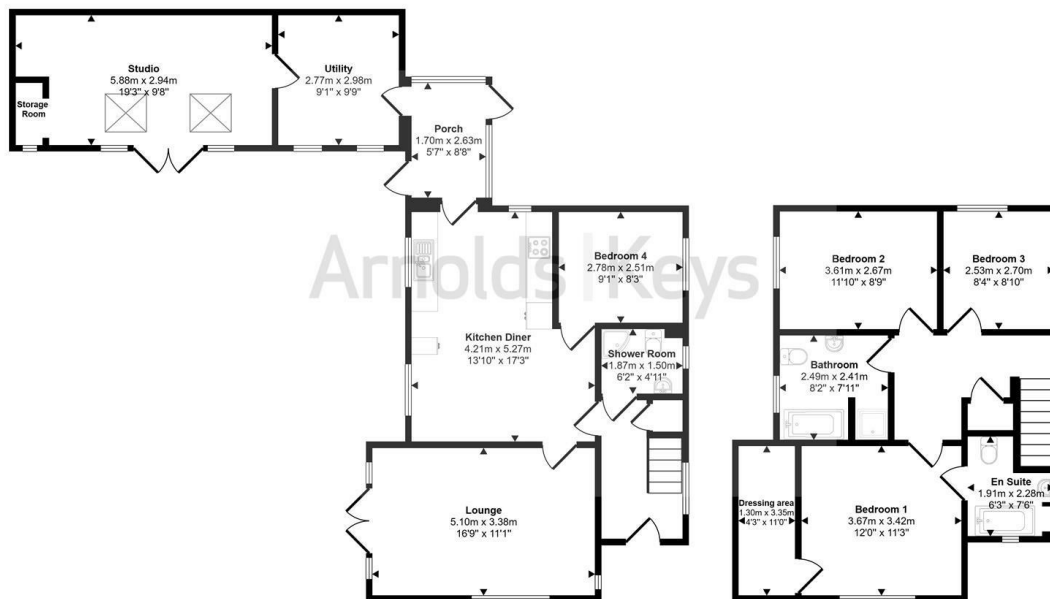
Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</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	

Approx Gross Internal Area  
141 sq m / 1520 sq ft



Ground Floor  
Approx 86 sq m / 925 sq ft

First Floor  
Approx 55 sq m / 595 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 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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