

# Arnolds | Keys



## Woodlands, Sheringwood, Beeston Regis, Sheringham, NR26 8TS

Offers Over £425,000

- Detached bungalow in large grounds
- Tucked away location
- Garage and outbuildings
- Some updating required
- Including paddock with vehicular access
- Electric central heating
- Two bedrooms
- Rare opportunity in this location

# Woodlands, Sheringwood, Sheringham, NR26 8TS

A wonderful opportunity to acquire a detached bungalow standing in grounds of just in excess of an acre (STMS). The property is located in Sheringwood, Beeston Regis and is just over a mile from Sheringham itself. This delightful property is of timber framed construction and has the benefit of an electric central heating system.

The property enjoys a tucked away setting, surrounded by formal gardens with a few outbuildings within the grounds which then extend to a former paddock with its own vehicular entrance. The bungalow would benefit from some updating but offers potential to create a lovely home in extensive grounds.



Council Tax Band: C



## ENTRANCE PORCH

With glass panelled composite entrance door, window to side aspect, pine panelled walls. The room opens into:

## INNER HALLWAY

Radiator, glass panelled door opening to:

## DINING AREA

Radiator, window to front aspect. This area then leads to:

## SITTING ROOM

Feature timber and marble effect fire surround currently housing a solid fuel stove (not operational). Alcove storage cupboards, provision for TV, French doors to rear garden, glass panelled door to:

## KITCHEN

A range of base and wall storage cupboards with laminated work surfaces and tiled splashbacks. Inset sink unit, provision for dishwasher and space for under counter fridge. Point for electric cooker with filter hood above, window to side aspect. Full length glass door to:

## CONSERVATORY

With windows and door opening to side aspect.

## SHOWER ROOM

Corner shower enclosure with independent electric shower, close coupled w.c., pedestal wash basin, radiator, window to side aspect. Part tiled walls, provision for washing machine.

## BEDROOM ONE

Enjoying a double aspect with window to front and side, radiator, range of fitted bedroom furniture to include wardrobes and overhead storage cupboards.

## BEDROOM TWO

Radiator, window to front aspect, built in wardrobe cupboard, further built in airing cupboard with lagged cylinder and electric boiler which provides the domestic hot water and heating.

## OUTSIDE

To the front of the property is a detached GARAGE with an off-road parking space, however there is another vehicular access to the grounds at the rear of the bungalow. Small range of OUTBUILDINGS.

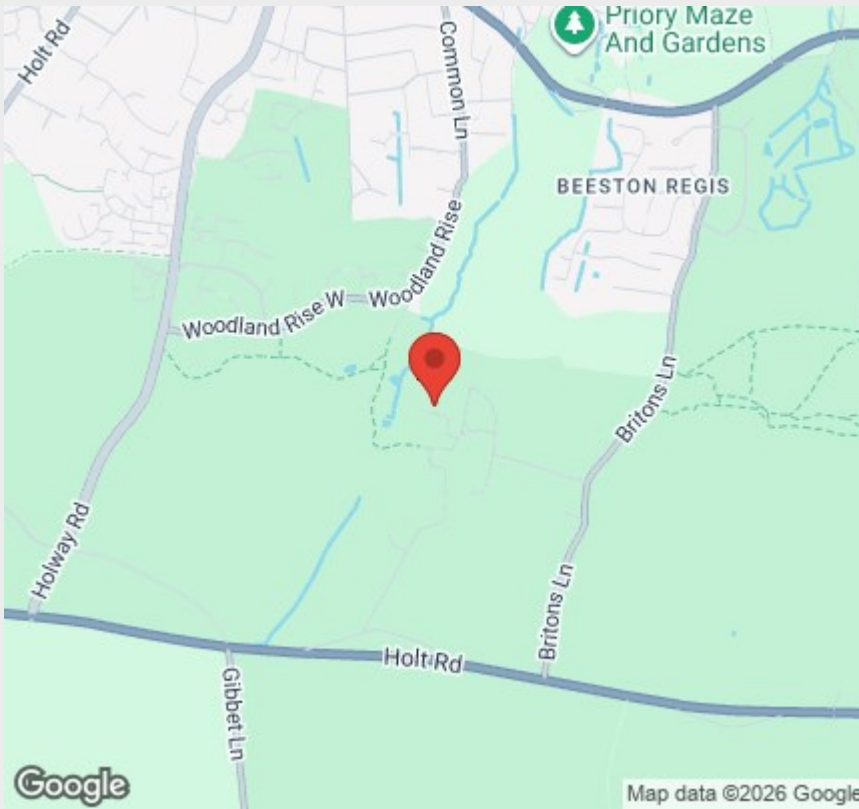
## GARDENS

The property stands in a large plot including a paddock with a separate gated access. There are formal gardens immediately surrounding the bungalow and these lead down to a natural, partly wooded garden area which in turn leads to the paddock. At the far rear of the plot is a timber SUMMER HOUSE.

## AGENTS NOTE

The property is freehold and has mains electricity and water connect



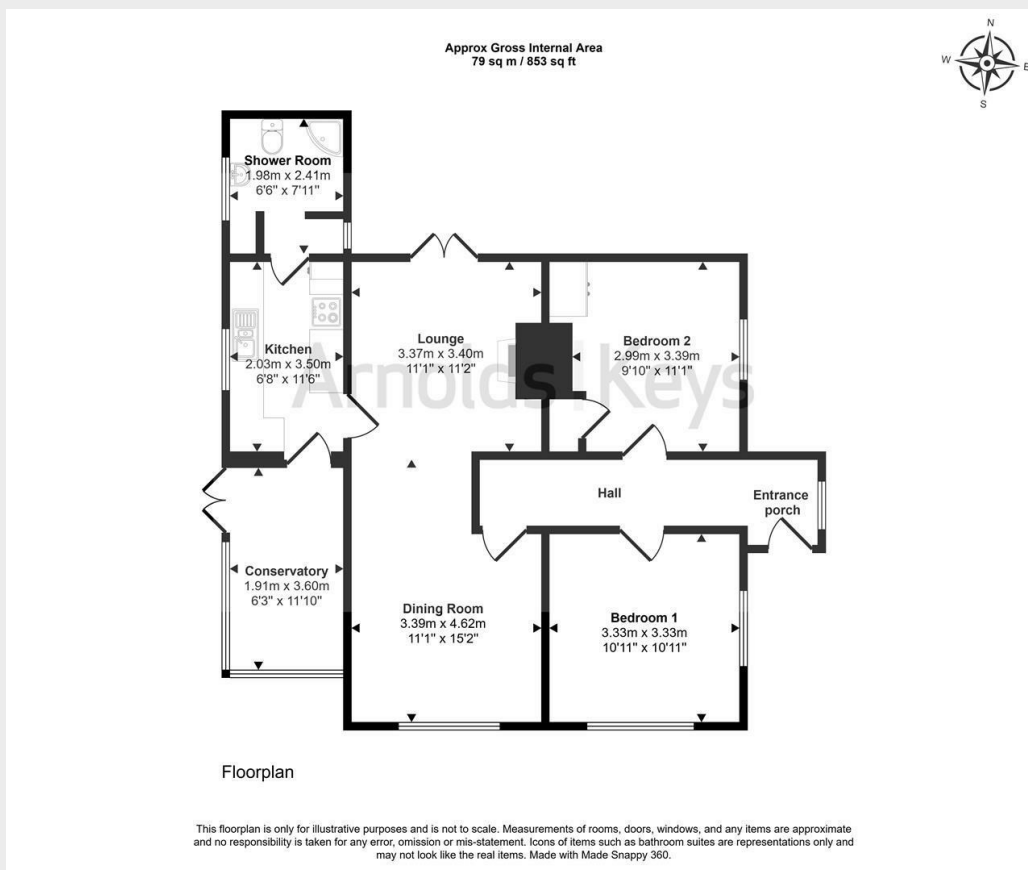


## Viewings

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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	62
(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.

