



7 Younger Drive, Sheringham, NR26 8AN

Price Guide £495,000

- Low maintenance and energy efficient
- Gas heating (underfloor on ground floor)
- Beautifully presented
- Fibre broadband installed
- Triple glazing
- South facing rear garden
- Garage and additional off-road parking
- Cul-de-sac setting

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An opportunity to acquire a highly efficient, modern detached dwelling on this popular residential development just south of the Town Centre. This property was chosen for the superb, south facing plot which offers a good degree of privacy too. The property was constructed by Norfolk Homes Ltd to a high specification to include a low maintenance exterior, triple glazing and underfloor heating (radiators on the first floor).

Sheringham itself offers an excellent selection of shops and restaurants, a wonderful sandy beach and both bus and rail services which provide easy access to the city of Norwich.



Council Tax Band: D



ENTRANCE PORCH CANOPY

Full height triple glazed entrance door with glazed side panel opening to:

ENTRANCE HALL

Tiled floor, built in understairs storage cupboard housing underfloor heating manifold.

CLOAKROOM

Close coupled w.c., pedestal wash basin with tiled splashbacks, tiled floor, window to side aspect.

LOUNGE

Window to front aspect, provision for wall mounted TV with media panel. Sliding pocket doors opening to the dining area.

KITCHEN/DINING ROOM

A superb, open plan room with fully tiled floor, large sliding doors opening to the south facing patio and garden. The kitchen area is beautifully fitted with a comprehensive range of high gloss base and wall units with solid worksurfaces and matching upstands, integrated sink unit, inset induction hob with modern extractor hood above, built in twin ovens and warming drawer, integrated dishwasher, fridge, freezer and wine cooler. Window overlooking garden. Door to:

UTILITY ROOM

Fully glazed door to side aspect, wall-mounted gas fired boiler providing central heating and domestic hot water, fitted work surface with inset sink unit and metro tiled splashbacks, provision for tumble dryer and washing machine.

FIRST FLOOR

LANDING

Timber and glass balustrade, angled window on half landing to front aspect, radiator, built in cupboard housing pressurised water cylinder. Access to loft space.

PRINCIPAL BEDROOM

A beautifully light room with vaulted ceiling and full-height window to front aspect. Radiator, built in wardrobe with sliding mirror doors. Door to:

ENSUITE

Fitted with a contemporary suite of wall hung vanity wash basin with cupboards beneath, wall hung w.c. with concealed cistern, chrome heated towel rail, high level window, level entry shower enclosure with mixer shower, tiled splash backs.

BEDROOM 2

With a large picture window overlooking the south facing rear garden. Radiator, built in wardrobe with sliding mirror doors.

BEDROOM 3

With a picture window overlooking the south facing rear garden. Radiator, built in wardrobe with sliding mirror doors.

BATHROOM

Fitted with a contemporary suite of panelled bath with screen and shower, tiled splashbacks, wall hung vanity wash basin with cupboards beneath, wall hung w.c. with concealed cistern, chrome heated towel rail.

OUTSIDE

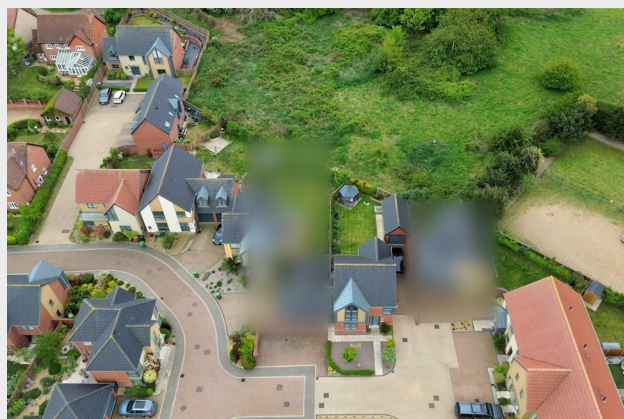
Brick built GARAGE with electrically operated up and over entrance door, personal side door opening to rear garden.

GARDENS

To the front of the property is a garden area arranged for ease of maintenance with a pathway, stone chipping beds and established shrub borders. A long driveway provides off-road parking and leads to the garage. Also, the property has the benefit of an additional PARKING SPACE to the side. A gate leads to the fully enclosed rear garden which enjoys a southerly aspect. The garden has been lawned and has established planting to the borders. There is a paved patio immediately at the rear. There is a further patio area towards to bottom of the garden with attractive pergola for al-fresco dining.

AGENTS NOTE

The property is freehold, has all mains services connected, including fibre broadband, and has a Council Tax rating of Band D.





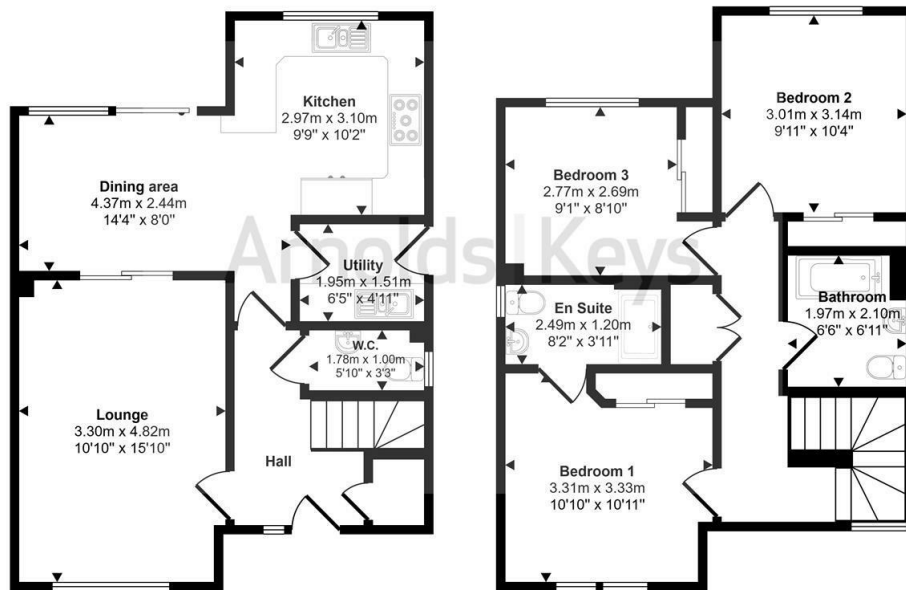
Viewings

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) A		94
(81-91) B		
(69-80) C	74	
(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
99 sq m / 1070 sq ft



Ground Floor
Approx 50 sq m / 533 sq ft

First Floor
Approx 50 sq m / 537 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.