



6 Beeston Common, Sheringham, NR26 8ES

Price Guide £565,000

- Sought after location with views over Beeston Common
- Adaptable accommodation
- Large open plan living area
- Gas fired central heating
- Superbly presented throughout
- Up to four bedrooms
- Generous enclosed garden
- Private viewing highly recommended

6 Beeston Common, Sheringham NR26 8ES

Set in a highly favoured location with views over Beeston Common, is this superb detached house offering beautifully proportioned accommodation which has been extended at the rear. This represents an excellent opportunity to acquire a highly individual home of quality.

The superbly presented accommodation has the benefit of full gas central heating and sealed unit glazing throughout. The accommodation is highly flexible offering up to four bedrooms with the main focus being on the lovely open plan kitchen/dining/lounge that overlooks the rear garden. A property that may only be appreciated by a private viewing.



Council Tax Band: D



ENTRANCE HALL

Part glazed composite entrance door, stairs to first floor with large understairs storage cupboard.

BEDROOM 4/RECEPTION ROOM

Wide bay window to front aspect, radiator.

DINING ROOM

With door from entrance hall, wood laminate floor, radiator, open plan design leading to:

LOUNGE AREA

Continuation of wood laminate floor, two large sets of patio doors opening to the rear patio and garden, two radiators, provision for wall mounted TV, recessed ceiling spot lighting. Open plan design leading to:

KITCHEN AREA

Beautifully fitted with a contemporary range of high gloss base and wall storage cabinets with solid work surfaces with matching upstands and mirror tiling. Inset double oven with combination microwave above, inset sink unit beneath window to front aspect, integrated dishwasher, inset electric induction hob with contemporary filter hood above, recessed ceiling spotlights and work top lighting, continuations of wood laminate flooring.

CLOAKROOM

Contemporary suite of close coupled w.c., vanity wash basin with cupboards beneath, tiled splashback, wood laminate floor.

FIRST FLOOR

LANDING

Radiator, window to rear aspect, access to roof space.

BEDROOM 1

A beautifully light room with windows to front and rear, radiator, range of fitted bedroom furniture to include two double wardrobes and over head storage cupboards, provision for wall mounted TV.

FAMILY BATHROOM

Panelled bath with mixer shower and screen, fully tiled walls, close coupled w.c., vanity wash basin with cupboards beneath, chrome heated towel rail.

BEDROOM 2

Window to front aspect, radiator,

BEDROOM 3

Window to rear aspect, radiator, fitted double wardrobe cupboard.

OUTSIDE

To the front of the property is a shingled area providing off-road parking and a lawned area to the side. A gated access then leads to the enclosed rear garden which is generous in size and is landscaped to provide a large shingled area immediately at the rear of the property which in turns leads to an extensive lawn and a raised decked area with planters and ample space for alfresco dining. There is a further vehicular access off Jubilee Drive leading to a timber WORKSHOP and further off-road parking.

AGENTS NOTE

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





Viewings

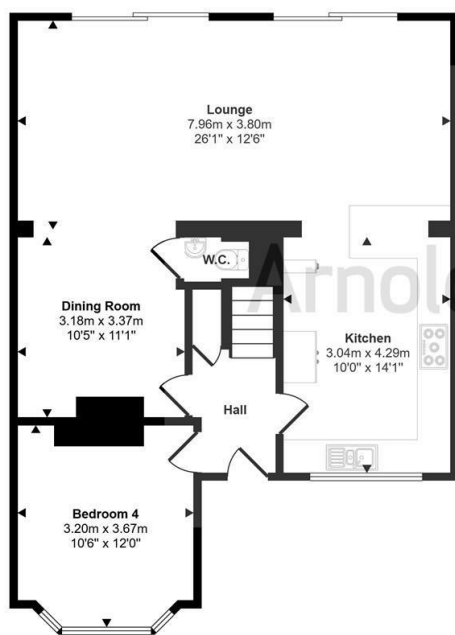
Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

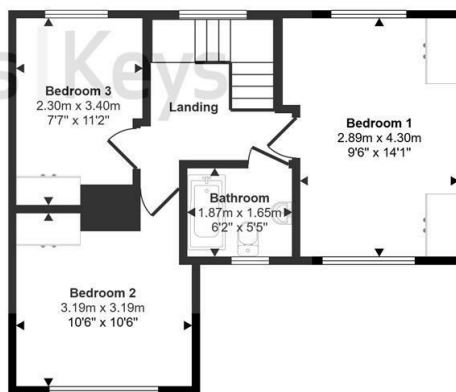
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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
116 sq m / 1253 sq ft



Ground Floor
Approx 74 sq m / 798 sq ft



First Floor
Approx 42 sq m / 456 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.



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