



PRICE GUIDE

£285,000

Pine Grove, Sheringham, NR26 8QG

Arnolds | Keys



THE PROPERTY

36, Pine Grove, Sheringham, NR26 8QG

Pine Grove is a well-established residential location just east of the town and within walking distance of the shops, beach and Beeston Common. This property is a well-presented family home that has been extended at the rear to provide beautifully proportioned accommodation. The property has gas fired central heating and sealed unit glazing throughout.

The property has off-road parking for a number of vehicles and the garden at the rear is fully enclosed making it a safe area for children to play.



This is a deceptive property that has been extended at the rear and must be viewed to be appreciated; an ideal family home.



THE DETAILS

Property Details

ENTRANCE HALL

Part-glazed composite entrance door, stairs to first floor with understairs storage cupboard, radiator, service meter cupboard.

LOUNGE

A light room with a triple aspect recess to the front aspect with provision for TV, radiator, central timber and marble fire surround with point for electric fire, panelled glass door to hallway.

DINING ROOM

Central chimney breast with point for electric fire, radiator, window and fully glazed doors opening to:

GARDEN ROOM

Another light room with two Velux roof lights, fully glazed doors to rear garden, provision for TV., wood-effect flooring.

KITCHEN

Fitted with a range of oak faced base and wall cabinets with laminated work surfaces and tiled splashbacks, inset, stainless steel sink unit, provision for electric cooker, concealed, wall mounted gas boiler providing central heating and domestic hot water, window to side aspect. Leading to:

UTILITY ROOM

Fully glazed door to rear garden, wall mounted cabinets, fitted work surfaces, provision for washing machine and tumble dryer, space for fridge/freezer.

LANDING

Access to loft space, window to side aspect, built-in store cupboard.

BEDROOM 1

Two windows to rear aspect, radiator, built-in store cupboard, provision for wall mounted TV.

BEDROOM 2

Two windows to rear aspect, built-in store cupboard radiator.

BEDROOM 3

Window to front aspect, radiator, built-in store cupboard.

BATHROOM

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

OUTSIDE

To the front of the property is a gravelled area providing off-road parking for a number of vehicles. A gated access then leads to the fully enclosed rear garden which has the benefit of a paved patio area, lawn and raised flower beds. There is a decking area providing a sunny spot for alfresco dining.

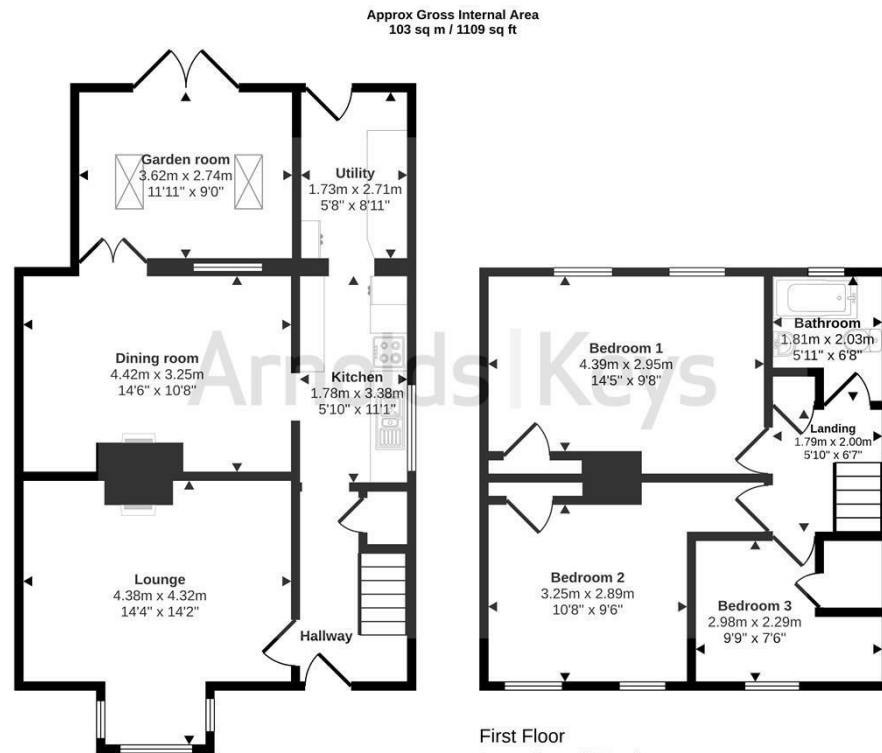
AGENTS NOTE

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



Location

Sheringham is a charming seaside town on the north Norfolk coast, famous for its beautiful beach, traditional character and stunning coastal scenery. The town has a lively atmosphere, with independent shops, cafés and restaurants lining its streets. Sheringham's sandy beach is popular with visitors who enjoy swimming, walking and relaxing beside the sea. The town is also home to the Sheringham Museum, which explores the area's rich fishing and maritime history.



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.



Contact Us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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