



**32, Priory Close, Beeston Regis, Sheringham, NR26 8SL**

Price Guide £360,000

- No onward chain
- Attractive gardens
- Gas central heating throughout
- Close to Beeston Common
- Beautifully presented and well proportioned
- Coastal views from a slightly elevated spot
- Three bedrooms
- Popular residential location

# 32 Priory Close, Beeston Regis, Sheringham NR26 8SL

Offered with no onward chain is this individual detached bungalow offering beautifully presented and deceptively well-proportioned accommodation. The property occupies a slightly elevated position and enjoys views to the coast in the distance. The accommodation has the benefit of full gas fired central heating and UPVC sealed unit windows throughout.

The property forms part of a popular residential development adjacent to Beeston Common. The Town Centre is approximately a mile distant although a regular bus service passes along the A149 Coast Road.



Council Tax Band: C



## OPEN ENTRANCE PORCH

With part glazed, composite entrance door and glazed side panel to:

## ENTRANCE HALL

Radiator, fitted cupboard housing service meters, built in cupboard housing gas fired boiler providing central heating and domestic hot water, further shelved linen cupboard. Access to roof space.

## LOUNGE

A beautifully light room with two aspects, central timber and marble fire surround housing living flame gas fire. Two radiators, provision for TV, glass panelled door to hallway.

## KITCHEN

A comprehensive range of base and wall cabinets with laminated work surfaces and tiled splashbacks. Inset, stainless steel sink unit, provision for washing machine, point for electric cooker with filter hood above, provision for under-counter fridge and freezer, radiator. Part glazed door to:

## REAR PORCH

Of UPVC construction on brick base, door to rear garden.

## BEDROOM 1

Another light room with large window to rear aspect, radiator, provision for wall-mounted TV, one wall fitted with a range of full-height wardrobe cupboards.

## BEDROOM 2

Radiator, window to front aspect, provision for wall-mounted TV.

## BEDROOM 3

(Currently used as a dining room) Radiator, window to front aspect.

## BATHROOM

Panelled bath with telephone style mixer tap with shower attachment, pedestal wash basin, low level w.c., two windows to rear aspect, part tiled walls.

## OUTSIDE

Detached, brick built GARAGE: With up and over door, personal side door, electric light and power point. Timber SUMMER HOUSE, two timber GARDEN SHEDS, GREENHOUSE.

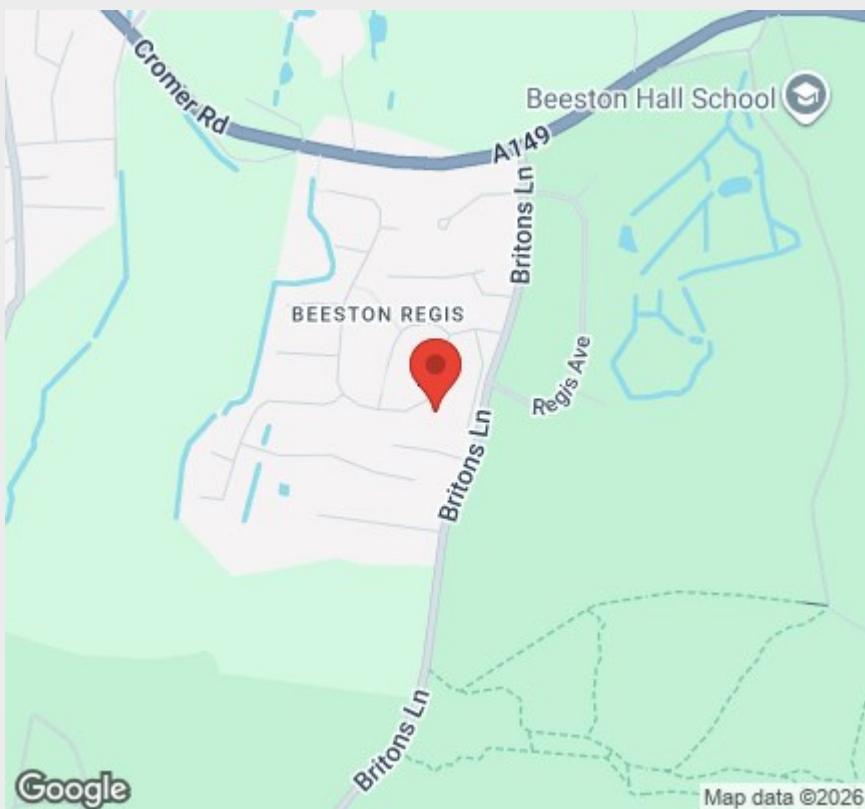
## GARDENS

The property occupies a slightly elevated position and is approached over a driveway which leads to the garage and provides additional off-road parking. To the front of the property are two shingle beds with established shrubs. A gate then leads to the enclosed rear garden which enjoys a lawned area with further established shrubs. A further terraced shingled area leads to the Summer House and there is a paved patio too.

## AGENTS NOTE

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



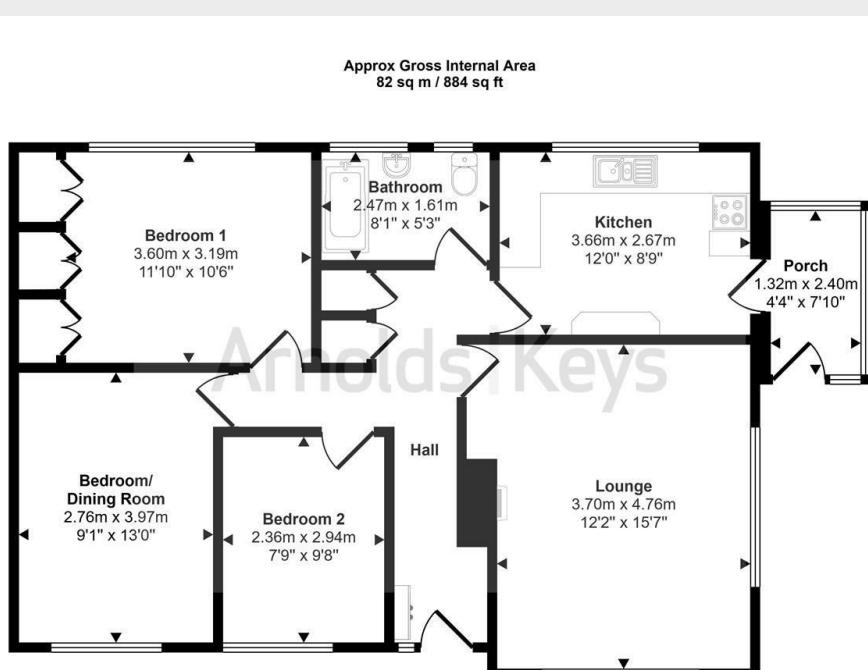


## Viewings

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		
(69-80)	C		
(55-68)	D	69	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floorplan

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.

