



PRICE GUIDE

£440,000

Uplands Park, Sheringham, NR26 8NE

Arnolds | Keys



THE PROPERTY

29 Uplands Park, Sheringham, NR26 8NE

Located in a highly favoured location just south of the Town Centre is this detached bungalow enjoying a cul-de-sac setting. The property offers three bedrooms and two reception rooms with a conservatory overlooking the rear garden. The accommodation has gas fired central heating and sealed unit glazing throughout. The property has been in the same ownership for almost 30 years and would benefit from some updating, but this is reflected in the Guide Price.

The Town Centre itself is approximately a mile distant and offers a wide range of shops, restaurants and both bus and rail services providing easy access to the City of Norwich.



Offered with no onward chain and located in a prime residential location, this bungalow is perfect for those who want to put their own mark on a property and make it their own.



THE DETAILS

Property Details

RECEPTION HALL

Part glazed entrance door with glazed side panel, radiator, built in boiler cupboard housing gas boiler providing central heating and domestic hot water, further built in linen cupboard, access to loft space.

LOUNGE

Window to front aspect, provision for TV, tiled fire surround with provision for electric fire, two radiators, double doors to Dining Room, twin glazed doors opening to:

CONSERVATORY

Of UPVC construction on a brick base with vaulted Triplex roof. Wall mounted electric heater and doors to the rear garden.

DINING ROOM

Window to rear aspect, radiator, door leading to hallway.

KITCHEN

Range of base and wall cupboards with laminated work surfaces and tiled splashbacks, double drainer, stainless steel sink unit, point for electric cooker, radiator, window to rear aspect, built in larder cupboard, door to:

UTILITY ROOM

Window to rear, provision for washing machine and dishwasher, part glazed door to outside.

CLOAKROOM

Close coupled w.c., wash basin with tiled splashbacks,

BATHROOM

A coloured suite of panelled bath with mixer tap and shower attachment, close coupled w.c., corner shower enclosure with independent electric shower, pedestal wash basin, radiator, part tiled walls, window to side aspect.

BEDROOM 1

Two aspects to front and side, radiator, built in wardrobe cupboard.

BEDROOM 2

Two aspects to front and side, radiator, built in wardrobe cupboard.

BEDROOM 3

Window to side, radiator.

OUTSIDE

Brick built GARAGE with up and over door, personal rear door, electric light and power point. Timber WORKSHOP, SUMMER HOUSE and GARDEN SHED.

GARDENS

To the front of the property is a driveway leading to the garage and providing additional off road parking. Also to the front is a gently sloping, open plan lawned garden with established planting. The rear garden is fully enclosed and is also lawned for ease of maintenance with further shrub and plant borders.

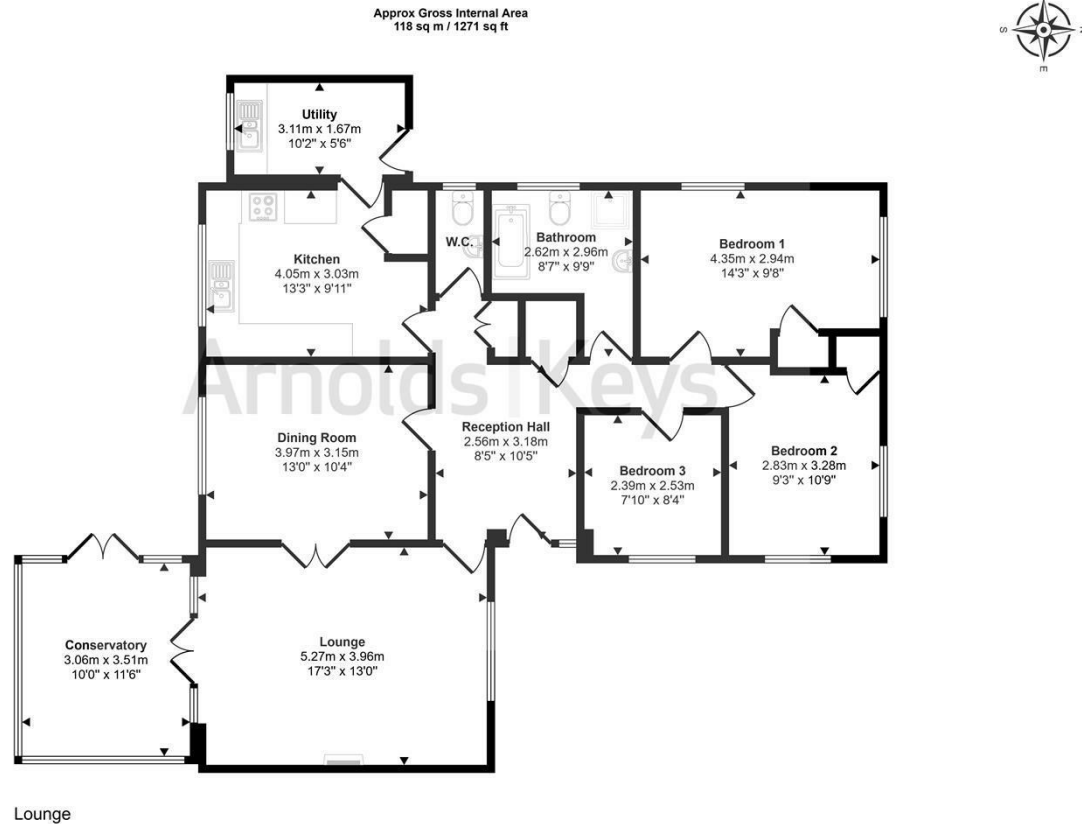
AGENTS NOTE

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



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		
(69-80) C		
(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
	65	80

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