



**29 Uplands Park, Sheringham, NR26 8NE**

Price Guide £450,000

- Cul-de-sac setting
- Three bedrooms
- Conservatory
- Garage and off-road parking
- Highly favoured location
- Two reception rooms
- Gas central heating
- Outbuildings

# 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.



Council Tax Band: E



## 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.



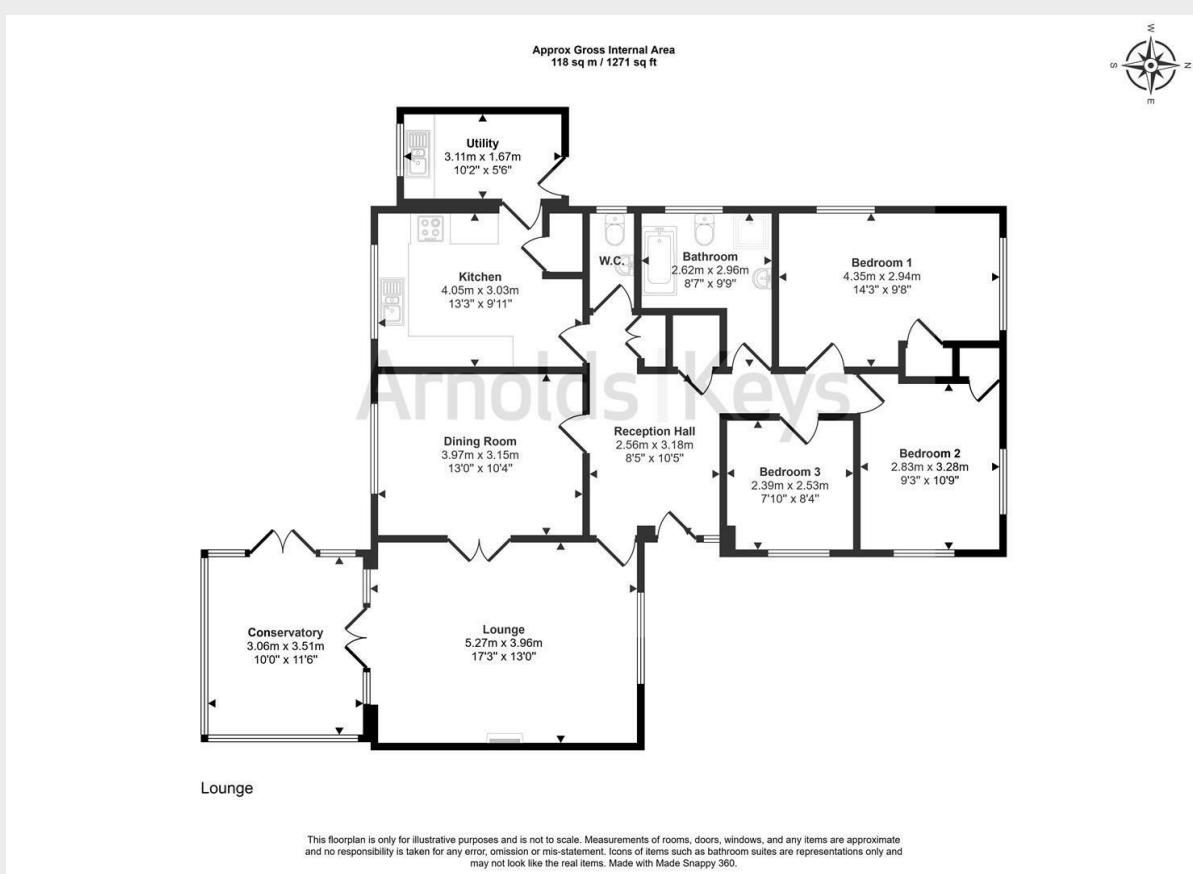


## Viewings

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		
(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 are 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.

Arnold's Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnold's 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.

