

# Arnolds | Keys



69 Beeston Road, Sheringham, Norfolk, NR26 8EJ

Price Guide £325,000

- Traditional flint and brick construction
- Two reception rooms
- Off-road parking
- Close to beach and shops
- Up to four bedrooms
- Wood burning stove
- Timber garage at rear
- Ideal permanent or holiday use

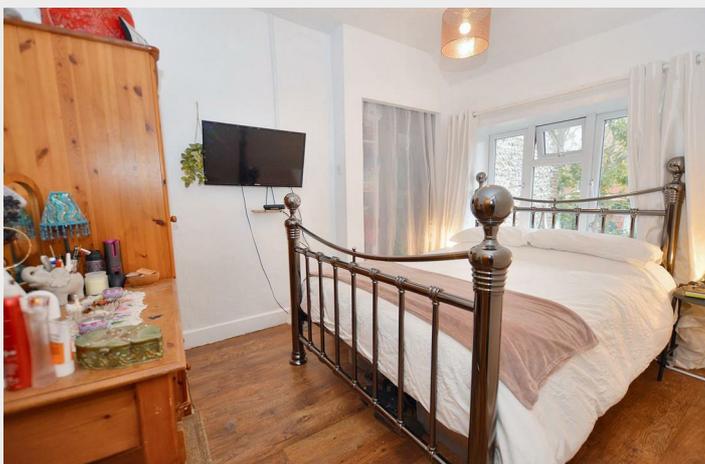
# 69 Beeston Road, Sheringham, NR26 8EJ

A truly deceptive, cottage-style property located in the heart of the Town and within easy reach of the shops and a short walk to the beach. Constructed in the traditional style of Norfolk flint and brick, this property offers up to four bedrooms and two reception rooms and boasts a number of character features throughout the accommodation. The property has an off-road parking space at the front and a timber garage at the rear.

Sheringham is a very popular coastal town and offers a wide range of shops and restaurants in addition to both bus and rail services which provide easy access to the City of Norwich.



Council Tax Band: B



## ENTRANCE PORCH

Composite entrance door, windows to side, tiled floor, further part glazed door to:

## ENTRANCE HALL

Stairs to first floor, open to:

## SNUG

UPVC window to front aspect, electric panel heater, wood laminate floor, fitted airing cupboard housing hot water cylinder and immersion heater.

## BATHROOM

Panelled bath with central mixer tap, vanity wash basin with drawers beneath, corner shower enclosure, glass block partition, concealed cistern w.c., tiled walls and floor, chrome heated towel rail.

## LOUNGE/DINING ROOM

UPVC window to front aspect, alcove recesses, exposed ceiling beams, redbrick fire surround with tiled hearth and housing wood burning stove, part panelled walls, provision for TV, wood laminate flooring, two wall-light points.

## KITCHEN

Range of base and wall storage cabinets with laminated work surfaces and tiled splashbacks. Inset stainless steel sink unit, provision for washing machine and dishwasher, inset range style electric oven with filter hood above. Two roof lights, tiled floor, French doors and window to rear courtyard.

## FIRST FLOOR

### LANDING

Access to roof space, door to:

### SEPARATE W.C.

Close coupled W.C., part tiled walls.

### BEDROOM 1

Window to front aspect, built in cupboard, curtained recess, provision for TV.

### BEDROOM 2

Window to front aspect, built in wardrobe cupboard, additional storage cupboards and fitted shelving.

### BEDROOM 3

Window to rear aspect, provision for TV.

### BEDROOM FOUR/OFFICE

Window to rear aspect, fitted shelving.

## OUTSIDE

To the front of the property is an off-road parking space for one vehicle. In addition there is an attractive courtyard style garden with raised decked area and pergola, ideal for alfresco dining. There is a fitted seating area and a small raised patio area with stone chippings. Small timber store. To the rear of the property is an enclosed courtyard with timber SUMMER HOUSE. Also at the rear is a timber GARAGE with vehicular access from Weston Terrace.

## AGENTS NOTE

The property is freehold, has mains electricity, water and drainage and has a Council Tax Rating of Band B.



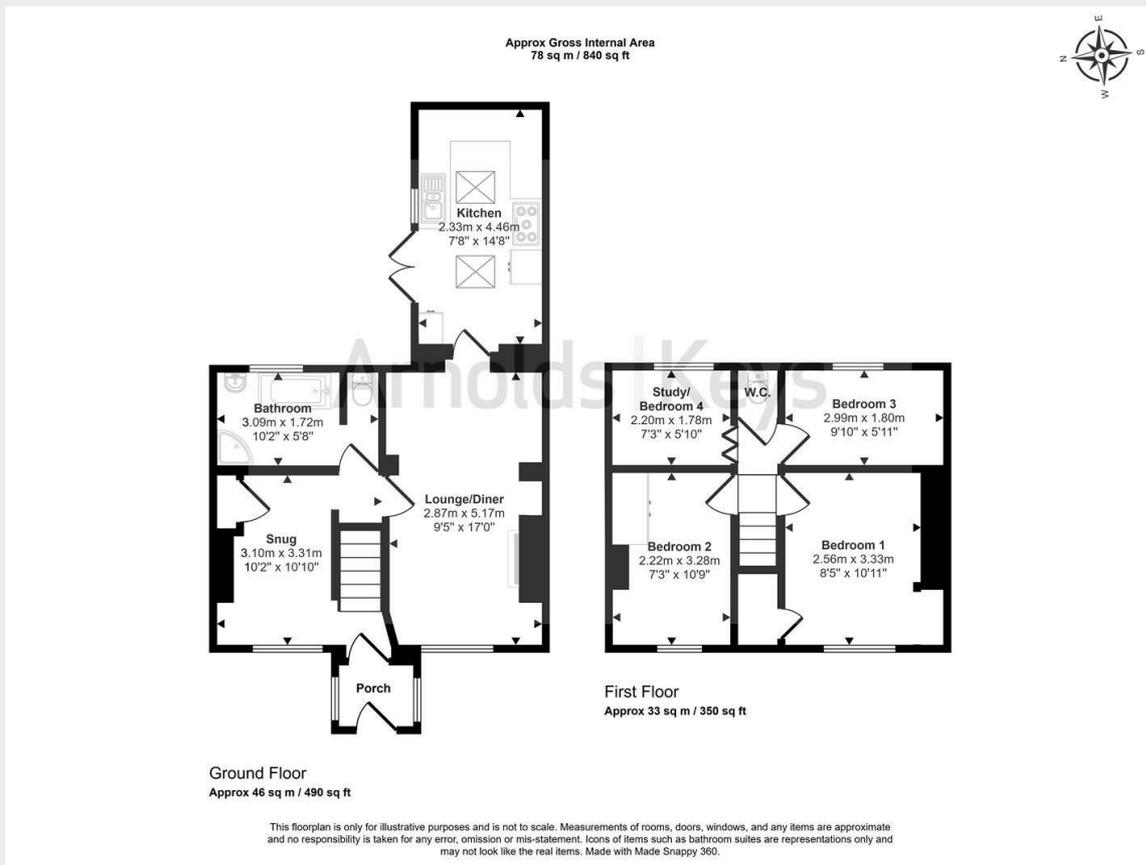


## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>73</b>
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

