



**27 Churchill Crescent, Sheringham, NR26 8NQ**

**Price Guide £425,000**

- No onward chain
- Three bedrooms, one on the ground floor.
- Double garage and off-road parking
- Sealed unit glazing
- Beautifully proportioned layout
- Superb rear garden
- Gas central heating
- Close to High School.



# 27 Churchill Crescent, Sheringham NR26 8NQ

Offered with no onward chain is this this beautifully proportioned, detached chalet bungalow located in an established setting towards the western outskirts of the Town and close to the High School.

The property stands in a superb plot, ideal for those applicants with a love of gardens. The property would benefit from some updating but this is reflected in the current Guide Price. The accommodation has the benefit of gas fired central heating and the majority of the windows have been replaced with UPVC sealed units. In addition to off-road parking, the property also has an attached double garage.



Council Tax Band: D





## ENTRANCE PORCH

Of UPVC construction with glazed entrance door, further glazed door and side panels leading to:

## ENTRANCE HALL

Stairs to first floor with understairs cupboard, radiator, second shelved linen cupboard with electric heater.

## LOUNGE/DINING ROOM

A beautifully light room with windows front and rear. Two radiators, provision for TV, two wall light points, glazed door to:

## GARDEN ROOM

Of UPVC construction, door to outside, radiator.

## KITCHEN

Fitted with a range of base and wall cabinets with laminated work surfaces and tiled splashbacks, window overlooking rear garden, inset sink unit, inset gas hob unit, provision for washing machine, radiator, built in electric double oven,

## BATHROOM

Fitted with a white suite of panelled bath, pedestal washbasin, close coupled w.c., corner shower enclosure with independent electric shower, fully tiled walls, high level window, heated towel rail/radiator.

## BEDROOM 3

Window to front aspect, radiator.

## FIRST FLOOR

## LANDING

With access to loft space, radiator, window to front aspect.

## SEPARATE W.C.

With window to rear, wash basin, close coupled w.c.,

## BEDROOM 1

Window to front aspect, radiator, built in wardrobe cupboard, access to eaves storage space.

## BEDROOM 2

Window to front aspect, radiator, built in wardrobe cupboard, access to eaves storage space.

## OUTSIDE

Attached DOUBLE GARAGE: With electric roller door, personal rear door, wall mounted gas boiler providing central heating and domestic hot water, wall mounted Belfast sink with hot and cold supply. Timber GARDEN SHED.

## GARDENS

To the front of the property is a lawned area with established shrub and flower borders, a resin bound driveway leads to the garage and provides additional off-road parking. Side access then leads to the superb rear garden which is fully enclosed offering a good degree of privacy. The garden is extensively lawned and interspersed with a number of flowering shrubs and trees, a haven for garden lovers.

## AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band D. Please note, the Title to this property is not yet registered.





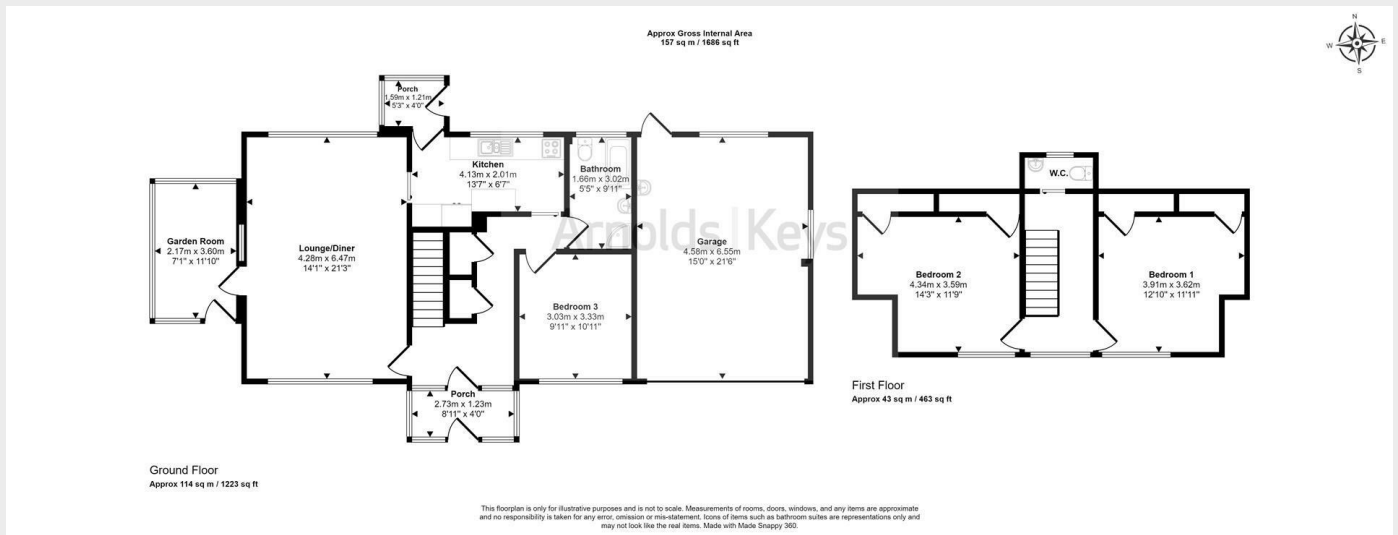
## Viewings

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>		<b>83</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</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.



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