



**65 Regis Avenue, Beeston Regis, Sheringham, NR26 8SN**

**Price Guide £450,000**

- Beautiful open views at rear
- No onward chain
- Two reception rooms
- Garage and ample off-road parking
- South facing garden
- Three double bedrooms
- Gas central heating
- Conservatory at rear

# 65, Regis Avenue, Beeston Regis, Sheringham, NR26 8SN

A wonderful opportunity to acquire a detached bungalow enjoying open, south facing views at the rear. This property is offered with no onward chain and is set on the edge of a small, well-established residential development in Beeston Regis, approximately a mile from Sheringham town centre. The property is generously proportioned and offers three double bedrooms and two reception rooms.

The property has the benefit of gas fired central heating throughout and a conservatory overlooks the rear garden. A regular bus service passes along the Coast Road providing easy access to the shops.



Council Tax Band: D



## ENTRANCE PORCH

With part glazed entrance door, tiled floor, further glazed panelled door opening to:

## ENTRANCE HALL

Service meter cupboard, radiator, cupboard housing hot water cylinder, further built in store cupboard, access to roof space.

## LOUNGE

A lovely light room with two aspects to front and side, provision for TV, radiator, redbrick fireplace with fitted gas fire and tiled hearth, wide opening leading to:

## DINING ROOM

Radiator, window to side aspect, French doors and window leading to:

## CONSERVATORY

Of UPVC construction on brick base overlooking rear, south facing garden.

## KITCHEN

With glass panelled doors to Dining Room and Hallway. Comprehensive range of oak faced base and wall cabinets with laminated work surfaces with tiled splashbacks, inset sink unit, provision for washing machine and gas cooker. Window and part glazed door to rear, south facing aspect.

## SHOWER ROOM

With double width shower enclosure, mixer shower unit, vanity washbasin with cupboards beneath, radiator, fully tiled walls, window to rear aspect.

## SEPARATE W.C.

Close coupled w.c., window to rear aspect, fully tiled walls.

## BEDROOM 1

Radiator, window to front aspect, built in wardrobe cupboard.

## BEDROOM 2

Radiator, window to rear aspect.

## BEDROOM 3

Radiator, window to front aspect, built in wardrobe cupboard.

## OUTSIDE

Detached, brick built GARAGE: With up and over door and personal side door, electric light and power.

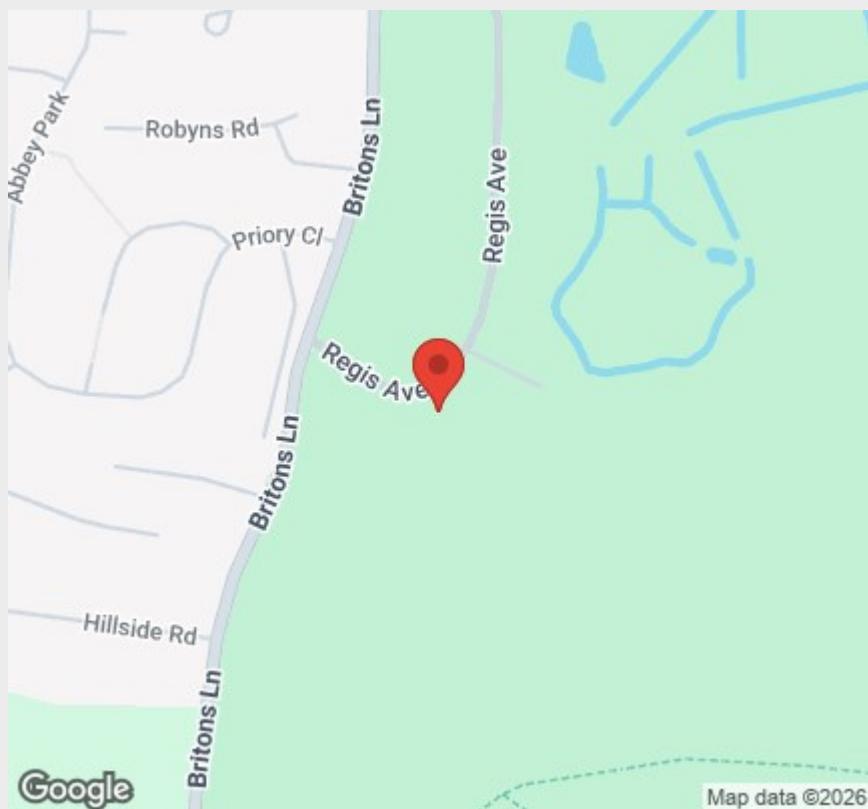
## GARDENS

The property is approached over a wide, sweeping driveway providing access to the garage and ample off-road parking. A side access then leads to the extensive lawned rear garden with established shrub border, all backing onto open farmland and enjoying a southerly aspect.

## AGENTS NOTE

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



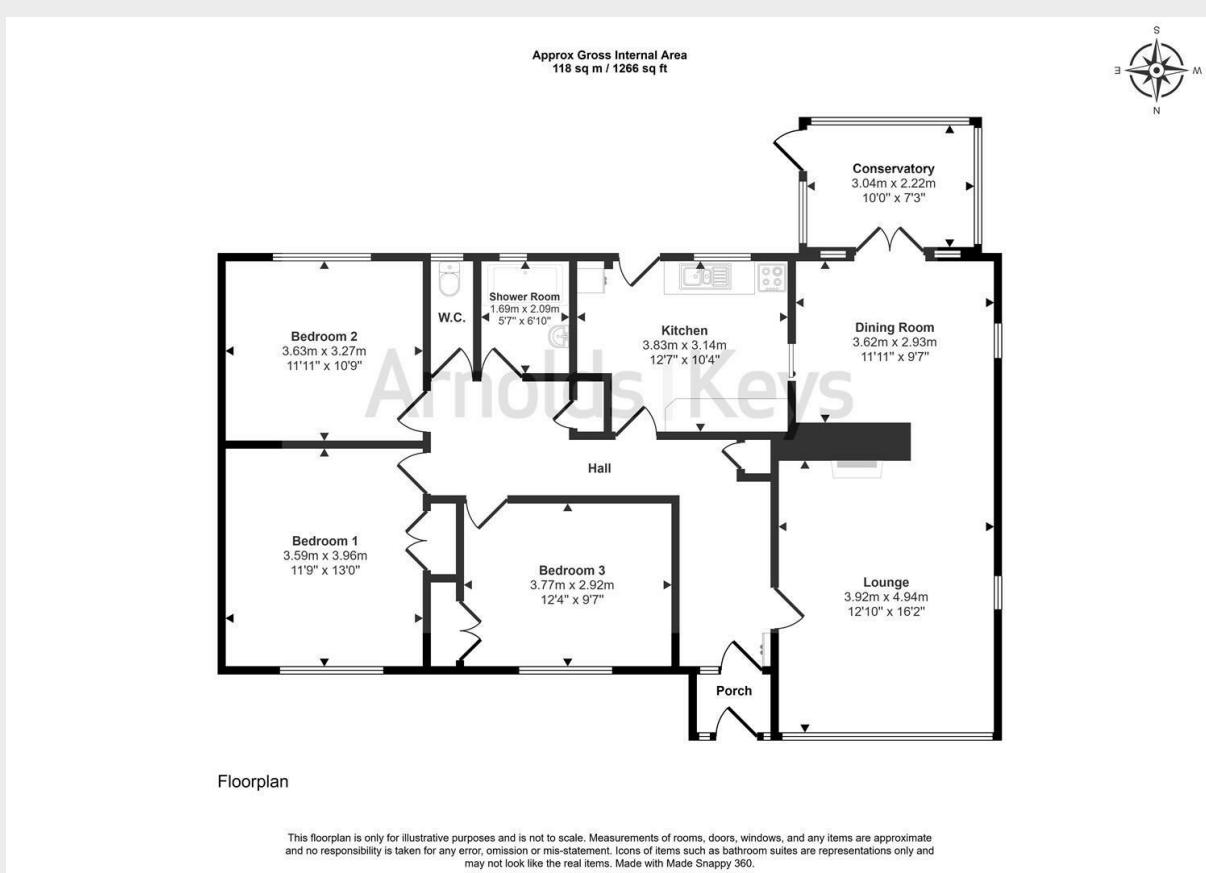


## Viewings

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	68	77
(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, 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.

