



**5 Willow Grove, Sheringham, NR26 8LU**

**Price Guide £375,000**

- No onward chain
- Two reception rooms
- Gas central heating
- Convenience Store close by
- Three bedrooms
- Large conservatory
- Close to Pretty Corner



# 5 Willow Grove, Sheringham NR26 8LU

Offered with no onward chain is this nicely proportioned detached bungalow in a popular residential location towards the southern outskirts of Town, close to the woodland at Pretty Corner. The property offers three bedrooms, two reception rooms and has the benefit of gas fired central heating and UPVC sealed unit glazing throughout. The accommodation is further enhanced by the addition of a large conservatory at the rear.

The Town Centre is approximately a mile distant although a local Convenience Store is close by.



Council Tax Band: D





## ENTRANCE PORCH

With part glazed entrance door and side panel opening to:

## ENTRANCE HALL

Radiator, built in boiler cupboard housing Worcester gas fired boiler providing central heating and domestic hot water. Built in airing cupboard with lagged cylinder and immersion heater, and large shelved store cupboard, access to loft space.

## CLOAKROOM

Window to front aspect, low level w.c., vanity wash basin with cupboards beneath, window to front aspect.

## LOUNGE

With double aspect to front and side, two radiators, tiled fire surround with open fire if required, TV aerial point. Twin glass panelled doors to:

## DINING ROOM

Window opening to conservatory, radiator, serving hatch to:

## KITCHEN

Comprehensive range of wood faced base and wall cabinets with laminated work surfaces and tiled splashbacks, radiator, built in breakfast bar inset sink unit, provision for washing machine, inset electric hob with built in electric double oven. Window and part glazed door opening to:

## CONSERVATORY

With radiator, vinyl floor covering, vaulted glass roof, ceiling light/fan, vertical blinds, double doors to rear garden.

## SHOWER ROOM

Fitted corner shower enclosure with electric shower unit, vanity wash basin and concealed cistern w.c., mirror cabinet, part tiled walls, radiator.

## BEDROOM 1

Window to front aspect, radiator, range of fitted wardrobe cupboards.

## BEDROOM 2

Window to rear aspect, radiator, range of fitted wardrobe cupboards.

## BEDROOM 3

Window to rear aspect, radiator, range of fitted wardrobe cupboards.

## ATTACHED GARAGE

With roller door, personal rear door, electric light and power point.

## GARDENS

To the front of the property is a terraced garden arranged for ease of maintenance with shingle beds and established shrub planting. A brickweave drive leads to the garage. The rear garden is fully enclosed and has a paved patio area leading to a raised lawn with further established planting. There is also a timber GARDEN SHED.

## AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax rating of Band D. Applicants will need to be aware that there is a tiny triangle of land at the rear which is currently included within the curtilage but was not originally registered with the property when it was constructed in 1978. Please call the agent for further details.






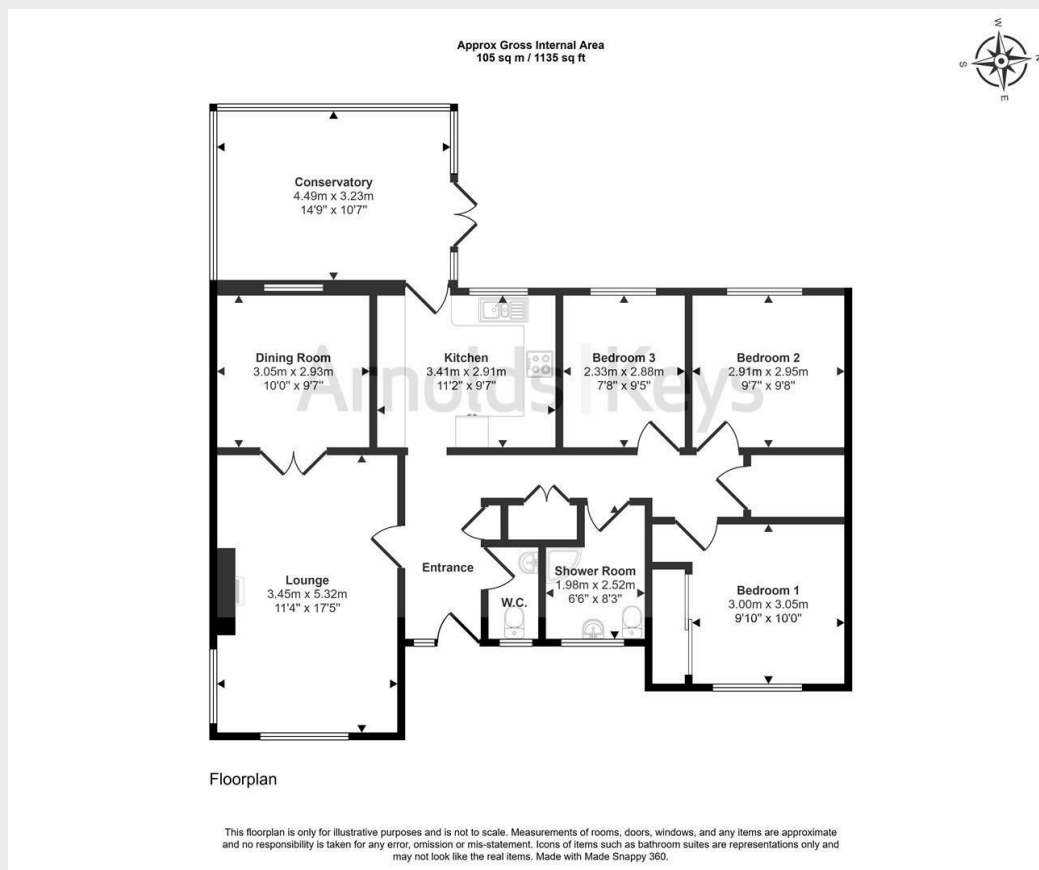
## Viewings

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>		
(55-68) <b>D</b>	62	70
(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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