



**16a Beeston Common, Sheringham, NR26 8ES**

**Price Guide £425,000**

- Modern contemporary design
- Three bedrooms
- Sealed unit aluminium windows
- Walking distance of shops and beach
- Sought after location
- Gas central heating
- Attached garage
- Adjacent to railway

# 16a Beeston Common, Sheringham NR26 8ES

An excellent opportunity to acquire an individual detached dwelling in the sought after location of Beeston Common. With its sharp rendered elevations and composite cladding this is a striking property of contemporary design.



Council Tax Band: D



## PORCH

Covered porch with external light leading to contemporary double glazed panel door.

## ENTRANCE HALL

16'1" x 8'10" Karndean flooring, under floor heating, boiler cupboard housing Worcester Bosch gas fired combination boiler, provision for automatic washing machine.

## CLOAKROOM

Double glazed window to the front aspect with obscured glazing, Karndean flooring, under floor heating, close coupled WC, wash hand basin, tiled splash back.

## KITCHEN/DINER

Double glazed window to the front aspect, double French doors leading to the side aspect, Karndean flooring, under floor heating, combination of high gloss wall and base units with quartz work tops and upstands, 1.5 bowl stainless steel sink and drainer, built in Bosch single oven with four ring gas hob over, extractor hood and stainless steel splashback, integrated Bosch dishwasher, space for fridge freezer, recessed lighting, space for dining table.

GARAGE with electric remote controlled door, power and lighting. There is access to both sides of the property leading to the rear garden which is enclosed by timber fence panels, the garden has been landscaped to provide lawned areas with shingle pathways and established shrub beds. There is a large patio seating area immediately outside the Bi folding sitting room doors.

## AGENTS NOTE

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



## SITTING ROOM

Bi-fold doors to the rear aspect, double glazed window to the side aspect, feature fire place with multi fuel burning stove on a tiled hearth, television point, fitted carpet, under floor heating, telephone point.

## FIRST FLOOR

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Loft access, built in linen storage cupboard.

### BEDROOM 1

Double aspect room with double glazed windows, radiator.

### BEDROOM 2

Double glazed window to the front aspect with views to the common, radiator.

### BEDROOM 3

Double glazed window to the rear aspect, radiator.



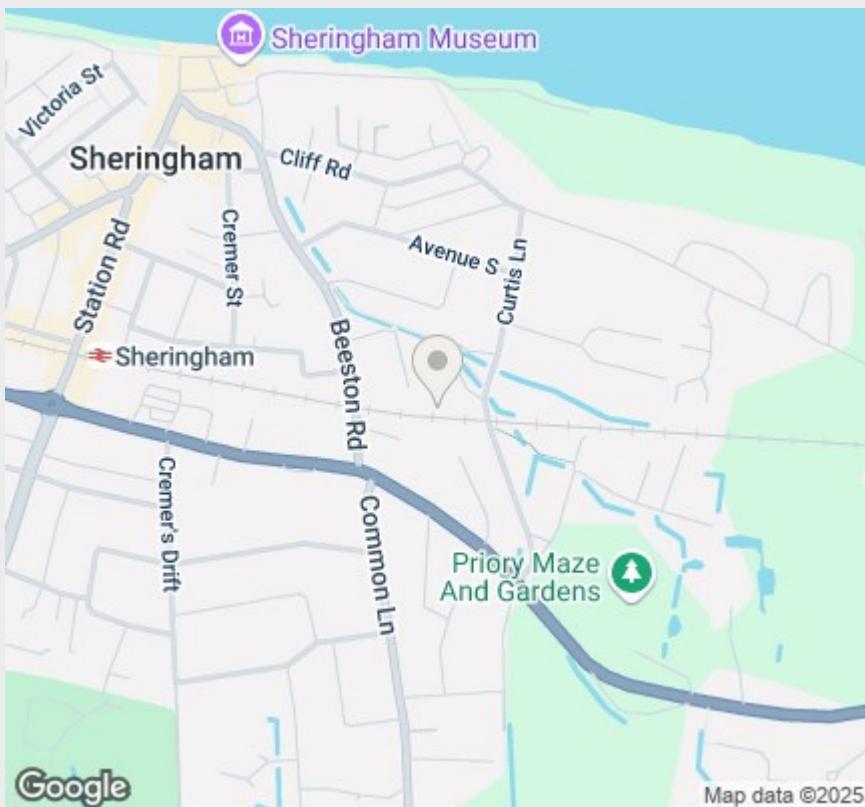
## BATHROOM

Double glazed window to the front aspect with obscured glazing, double ended contemporary bath with centre mounted mixer taps, close coupled WC, wash hand basin on a pedestal, shower cubicle with mains shower unit and extractor light fitting, part tiled wall, recessed lighting, chrome heated towel rail.

## OUTSIDE

The property is approached by right of access over a long gravel drive way leading to double five bar gates enclosing the private front garden, with shingle laid for low maintenance, with off road parking. There is an attached





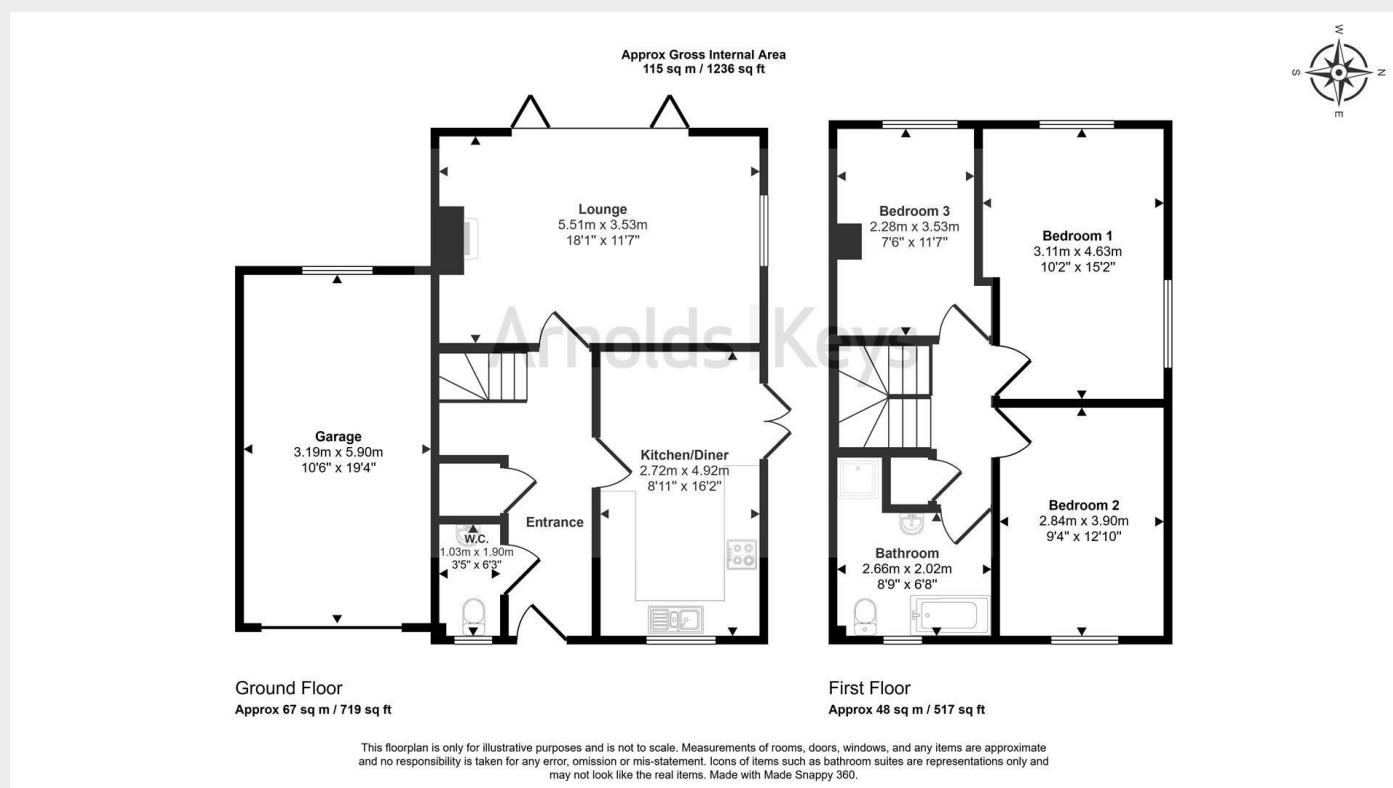
## Viewings

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	85	87
(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.

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.

