



48 Priory Close, Beeston Regis, Sheringham, NR26 8SL

Price Guide £435,000

- Stunning presentation throughout
- Large rear extension
- Three bedrooms
- Gas central heating
- Completely refurbished and remodelled
- Luxury, open plan styling
- Two reception rooms
- Garage and off-road parking

48, Priory Close, Beeston Regis, Sheringham NR26 8SL

Quite simply a stunning property, offering superbly presented accommodation that has recently been completely refurbished and remodelled to include a rear extension providing luxury, open plan living. The property offers three bedrooms and two reception areas, all with gas central heating and sealed unit glazing. The entire property has been sharp rendered to create a contemporary style. A property that may only be appreciated by an internal viewing.

The property sits on the edge of a popular residential development approximately a mile from Sheringham Town Centre although a regular bus service passes along the Coast Road.



Council Tax Band: C



ENTRANCE HALL

Part glazed composite entrance door, window to side aspect, attractive tiled floor, radiator, access to roof space.

BEDROOM 1

A beautifully light room with windows to front and side. Radiator and provision for wall mounted TV.

BEDROOM 2

Window to front aspect, radiator, provision for wall mounted TV.

BEDROOM 3

Polished wood block flooring, radiator, window to side aspect.

BATHROOM

Luxuriously fitted with level entry double width shower with glazed screen and mixer shower with spray and drench heads. Close coupled w.c. vanity wash basin with drawers beneath, free standing bath with central mixer tap, radiator, part panelled walls, tiled floor, window to side aspect, built in airing cupboard.

LOBBY

With polished wood block floor leading to:

OPEN PLAN KITCHEN/DINING AREA

This whole area has the continuation of the polished wood block flooring. The kitchen area has a comprehensive range of high gloss base and wall cabinets with composite work surfaces and matching upstands. Inset stainless steel sink unit with chrome mixer tap, Inset Neff gas hob unit with stainless steel filter hood above, built in Neff electric oven with Neff combination oven above. Integrated fridge/freezer, dishwasher and washing machine. Dining area with radiator and window to side aspect. Open plan to:

LOUNGE AREA

Further continuation of polished wood block flooring, window and large patio doors to rear garden, two radiators, provision for wall mounted TV, feature panelled wall.

OUTSIDE

Detached brick built GARAGE with electric light and power. Personal side door and window. Attached lean-to store.

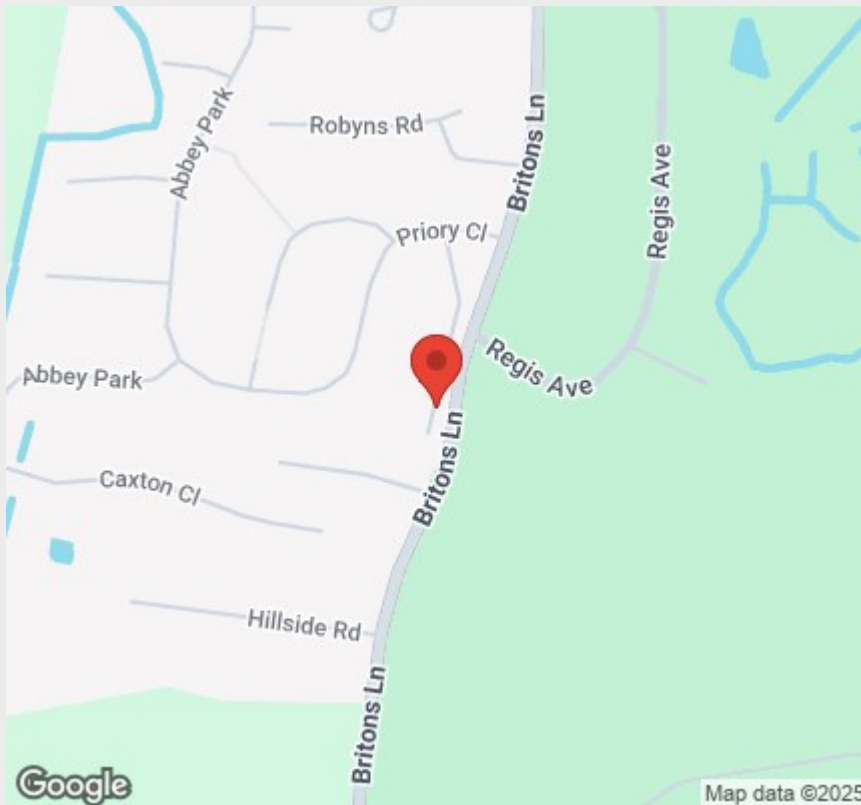
GARDENS

The gardens are neatly arranged with a gravelled area to the front for ease of maintenance whilst the driveway provides additional off-road parking. A gate then leads to the fully enclosed rear garden which has a resin coated patio area with steps leading to the lawned area with newly established flower beds.

AGENTS NOTE

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



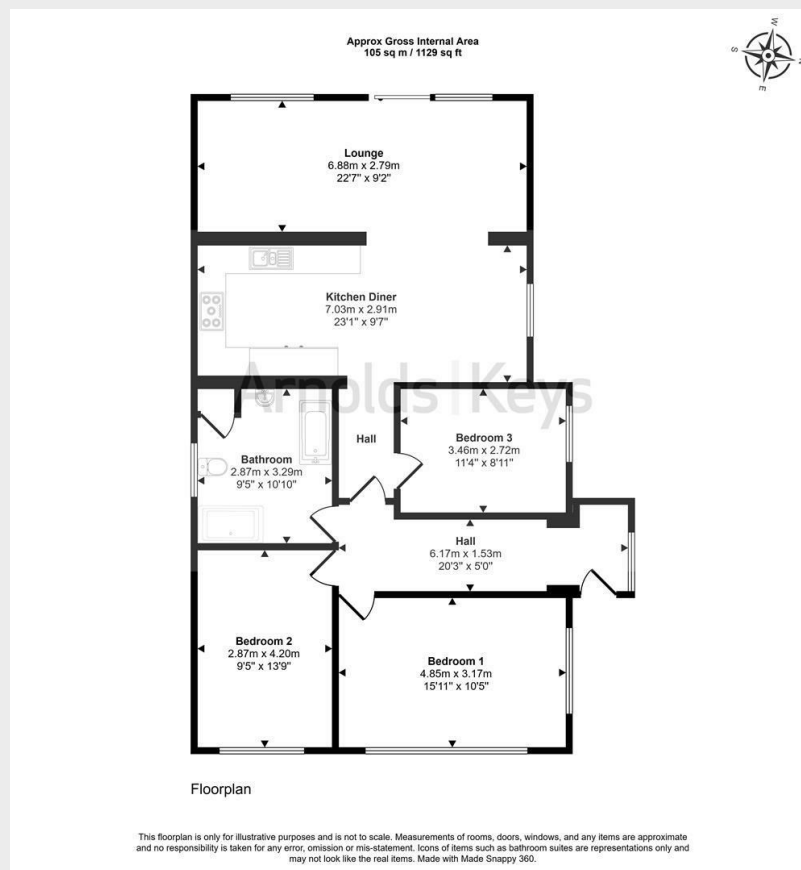


Viewings

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	74	80
(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, 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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