

Arnolds | Keys



76 Avenue South, Sheringham, NR26 8DH

Price Guide £575,000

- Arts and Crafts styling
- South facing cottage-style garden
- Five Bedrooms
- Gas central heating
- Character features
- Two reception rooms
- Two bathrooms
- Walking distance of the Town Centre and beach

76 Avenue South, Sheringham NR26 8DH

Influenced by the Arts and Crafts movement, this detached property sits beautifully among other similarly influenced properties, just south of the Town yet within walking distance of the Town Centre. The beautifully proportioned property offers two generous reception rooms, five bedrooms one with a south facing balcony, and two bathrooms. There is the bonus of a sea view from the top floor too.

The property has the benefit of gas fired central heating and overlooks a neatly arranged, cottage style garden. A lovely family home in a highly favoured location.



Council Tax Band: D



ENTRANCE PORCH CANOPY

With part glazed composite door opening to:-

ENTRANCE HALL

Attractive tiled floor, coats hanging recess, radiator, window to side aspect, turning staircase to first floor, door to:

CLOAKROOM

Fully tiled walls, radiator, close coupled w.c., window to side aspect, wash basin.

DINING ROOM

With polished wood floor, attractive bay window to front aspect, radiator, set of folding doors providing an open plan design to:

LOUNGE

Continuation of the polished wood floor, radiator, TV aerial point, high level window to side aspect, further seating area with radiator and French doors opening to the rear, south facing garden.

KITCHEN

Comprehensively fitted with a range of shaker style base and wall cupboards with extensive work surfaces and tiled splashbacks, provision for gas and electric cooker, washing machine and dishwasher. Wall mounted Worcester gas fired boiler providing central heating and domestic hot water. Two windows to side aspects, part glazed door and further window to rear garden.

FIRST FLOOR LANDING

Window on half landing, turning stairs to second floor.

BEDROOM 1

Polished wood floor, range of fitted bedroom furniture including wardrobes and drawer unit. Period corner fireplace with tiled hearth, angled bay window to front aspect. Radiator.

BEDROOM 2

Polished wood floor, period corner fireplace with tiled hearth, windows and part glazed door opening to BALCONY with superb southerly views over the surrounding area.

BATHROOM

Window to side aspect, panelled bath, pedestal wash basin, close coupled w.c., radiator, fully tiled walls.

BEDROOM 3

Polished wood floor, radiator, windows to rear and side aspects.

SHOWER ROOM

Window to front aspect, pedestal wash basin with tiled splashbacks, close coupled w.c., corner shower enclosure with mixer shower and tiled splashbacks, Radiator.

SECOND FLOOR LANDING

BEDROOM 4

Polished wood floor, radiator, dormer window to rear aspect, eaves store cupboard

BEDROOM 5

Attractive arched window to front aspect, polished wood floor, radiator, eaves store cupboards.

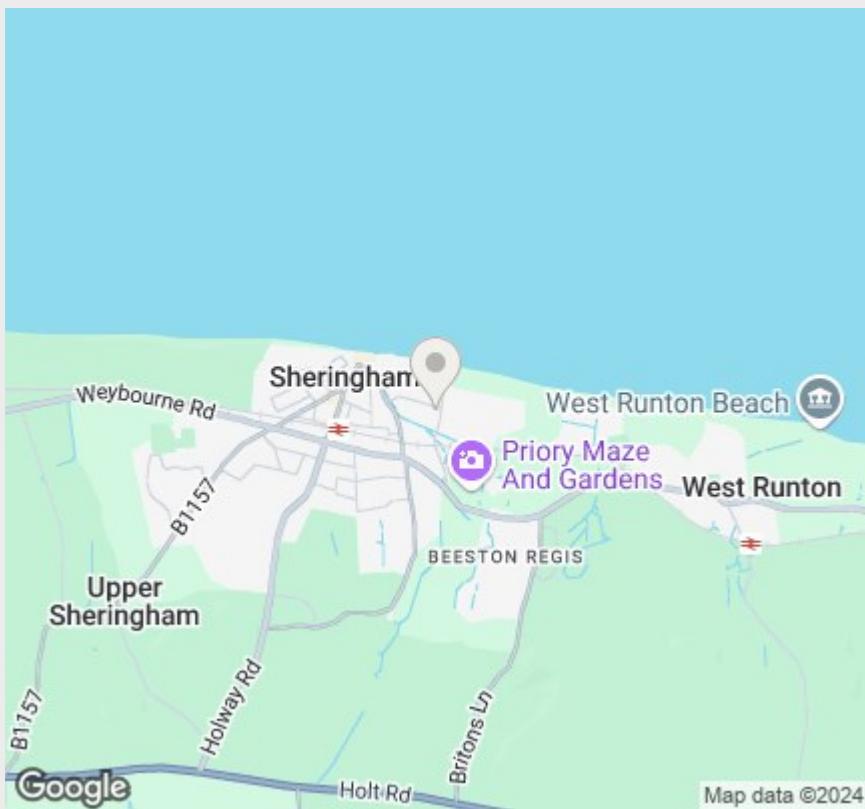
OUTSIDE

The property has a small walled garden to the front with brickweave paving and established shrub planting. The rear garden has been carefully landscaped to provide a fully enclosed and beautifully stocked cottage-style garden with numerous flowering shrubs and plants and a lawned area too. Immediately behind the property is a raised patio area with ample space for alfresco dining and steps leading down to the lawn. A timber SUMMER HOUSE overlooks the garden from the patio too in addition to a timber PENT SHED.

AGENTS NOTE

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



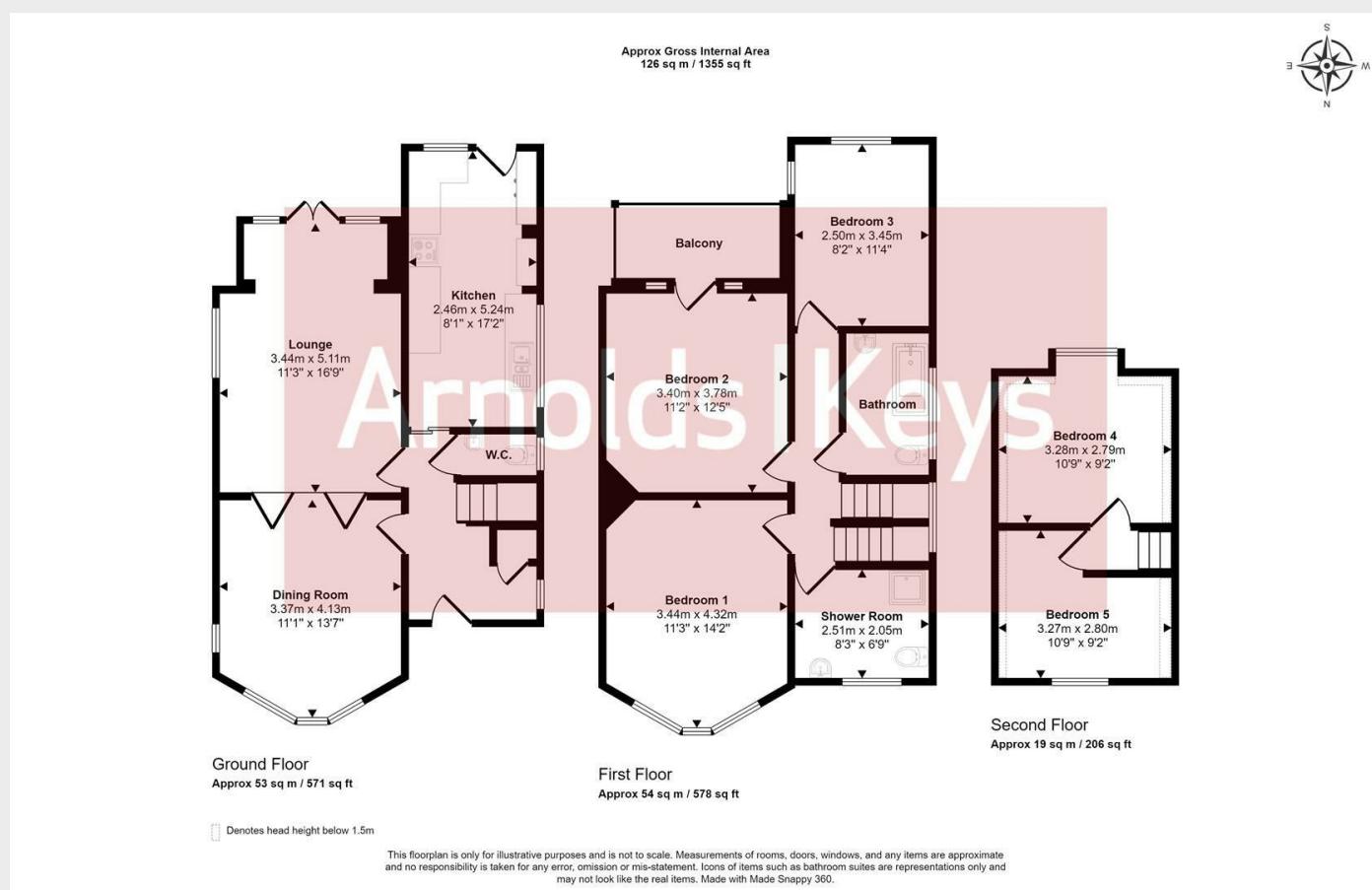


Viewings

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	78	55
(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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.