

# Arnolds | Keys



**19 Orchard Close, Sheringham, NR26 8SX**

**Price Guide £450,000**

- No onward chain
- Two bathrooms
- Highly favoured location
- Double garage
- Three bedrooms
- Gas central heating
- Cul-de-sac setting
- Low maintenance gardens



# 19 Orchard Close, Sheringham NR26 8SX

Offered with no onward chain and enjoying a cul-de-sac location, is this modern detached bungalow with three bedrooms and two bathrooms. Orchard Close is a highly favoured location, just off the Holt Road and within walking distance of the Town Centre.

This is an individually designed bungalow offering gas central heating and sealed unit glazing throughout. The property does require some updating but could provide a superb home in a sought after location.



Council Tax Band: E





## ENTRANCE PORCH

With part glazed composite door opening to:

## ENTRANCE HALL

Radiator, access to roof space, built in airing cupboard, built in store cupboard. Glass panelled door opening to:

## LOUNGE AREA

A light room with three windows to the front aspect, two radiators, provision for TV, timber and marble fire surround with marble hearth with open fire and provision for electric stove. Open plan design to:

## DINING AREA

Radiator, window to rear aspect, door to:

## KITCHEN

Window to rear aspect, range of light oak faced base and wall cupboards, laminated work surfaces, complimentary tiled splashbacks, inset sink unit, inset gas hob with extractor fan above, built in electric oven. Archway leading to:

## UTILITY ROOM

Part glazed door and window to rear aspect, stainless steel sink unit, provision for washing machine, wall mounted gas fired boiler providing central heating and domestic hot water, radiator. Glass panelled door to hallway.

## PRINCIPAL BEDROOM

With three windows to front aspect, window to side aspect, large built in double wardrobe cupboard, provision for TV, radiator. Door to:

## ENSUITE

Window to rear aspect, close coupled w.c., enclosed shower cubicle, vanity wash basin with cupboards beneath, radiator, fully tiled walls.

## BEDROOM 2

Window to front aspect, radiator.

## BEDROOM 3

Window to rear aspect, built in wardrobe cupboard, radiator.

## BATHROOM

Panelled bath, pedestal wash basin, close coupled w.c., window to rear aspect, radiator, electric shaver light and point, wall mirror, fully tiled walls.

## OUTSIDE

Brick built DOUBLE GARAGE with up and over door, electric light and power point, window to side. Timber GARDEN SHED.

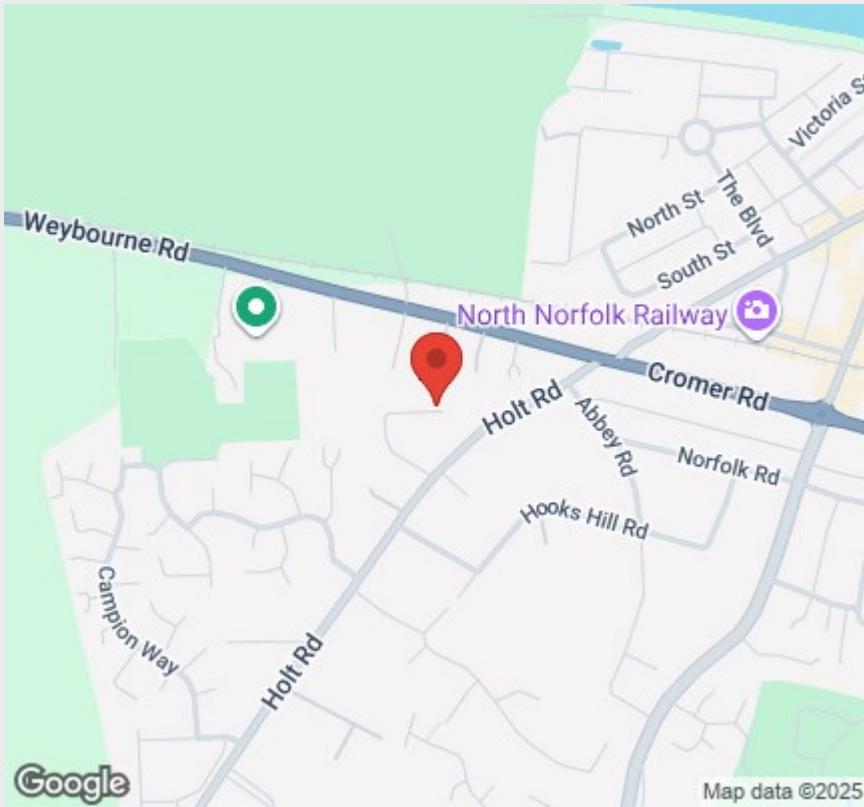
## GARDENS

The gardens have been arranged for ease of maintenance being open plan at the front, mostly paved with a few established shrubs interspersed. The rear garden is at a lower level, fully enclosed and offering a good degree of privacy. There is a lawned area, paved patio and established shrub borders. Steps lead to the rear entrance door.

## AGENTS NOTE

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






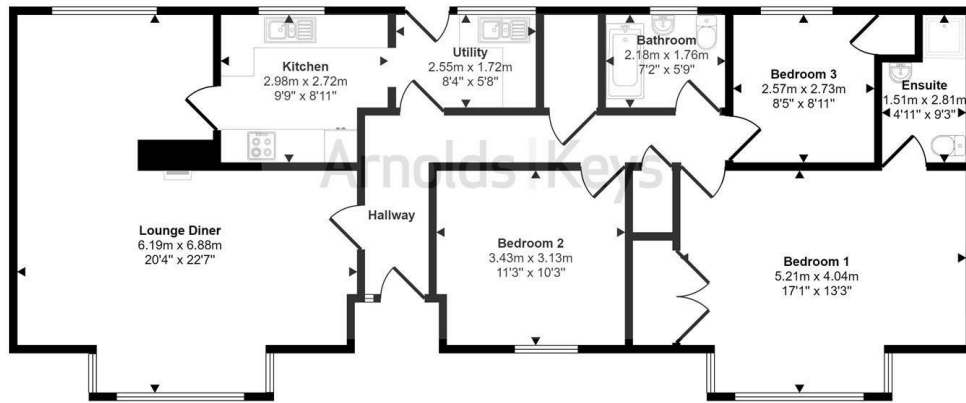
## Viewings

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>			<b>79</b>
(55-68) <b>D</b>		<b>60</b>	
(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 	

Approx Gross Internal Area  
109 sq m / 1168 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

