

# Arnolds | Keys



**Silverdene, Morley Road North, Sheringham, NR26 8JB**

**Price Guide £495,000**

- No onward chain
- Walking distance of shops and transport facilities
- Gas central heating throughout
- Garage and off-road parking
- Highly favoured location
- Two bedrooms, two reception rooms
- Easy to manage gardens



# Silverdene, Morley Road North, Sheringham, NR26 8JB

Offered with no onward chain is this superb, individually designed, detached bungalow set in a highly favoured residential location just south of the Town and within easy walking distance of the shops and transport facilities.

The property is generously proportioned and well presented throughout and has the benefit of gas central heating and sealed unit UPVC windows. A conservatory at the rear enhances the accommodation and overlooks the garden. All in all, an excellent opportunity for those seeking a bungalow in a great location.



Council Tax Band: D





## ENTRANCE HALL

Part glazed, composite entrance door with glazed side panel, two radiators, built in linen cupboard, access to roof space.

## LOUNGE

A beautifully light room with wide bay window to front aspect, central timber and marble fire surround with living flame gas fire. Provision for TV, radiator.

## DINING ROOM

With patio doors to rear garden, radiator, glazed doors to hallway.

## KITCHEN/BREAKFAST ROOM

Comprehensively fitted with a wide range of white base and wall cabinets with laminated work surfaces and tiled splashbacks. Inset electric hob with oven beneath and filter hood above. Inset sink unit, integrated dishwasher, windows to two aspects, glazed door to:

## CONSERVATORY

Of UPVC construction on brick base with vaulted roof. Radiator, glazed doors to rear garden and patio.

## CLOAKROOM

With close coupled w.c. and wash basin, radiator.

## BOILER ROOM

Housing Worcester gas fired boiler providing central heating and domestic hot water. Coats hanging space.

## BEDROOM 1

Another light room with window to front aspect, radiator, range of fitted wardrobe cupboards.

## BATHROOM

Panelled bath, bidet, close coupled w.c., vanity wash basin with cupboards beneath, corner shower enclosure with independent electric shower, electric shaver light and mirror, radiator, part tiled walls.

## BEDROOM 2

Window to rear aspect, radiator.

## OUTSIDE

Attached GARAGE: With up and over door, personal side door, electric light and power point.

## GARDENS

The property is approached over a wide brick weave driveway providing ample off-road parking. To the front is an established flower and shrub bed. A side access leads to the fully enclosed rear garden which offers a paved patio, lawn, established flower and shrub beds. There is also a timber STORE SHED at the rear too.

## AGENTS NOTE

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





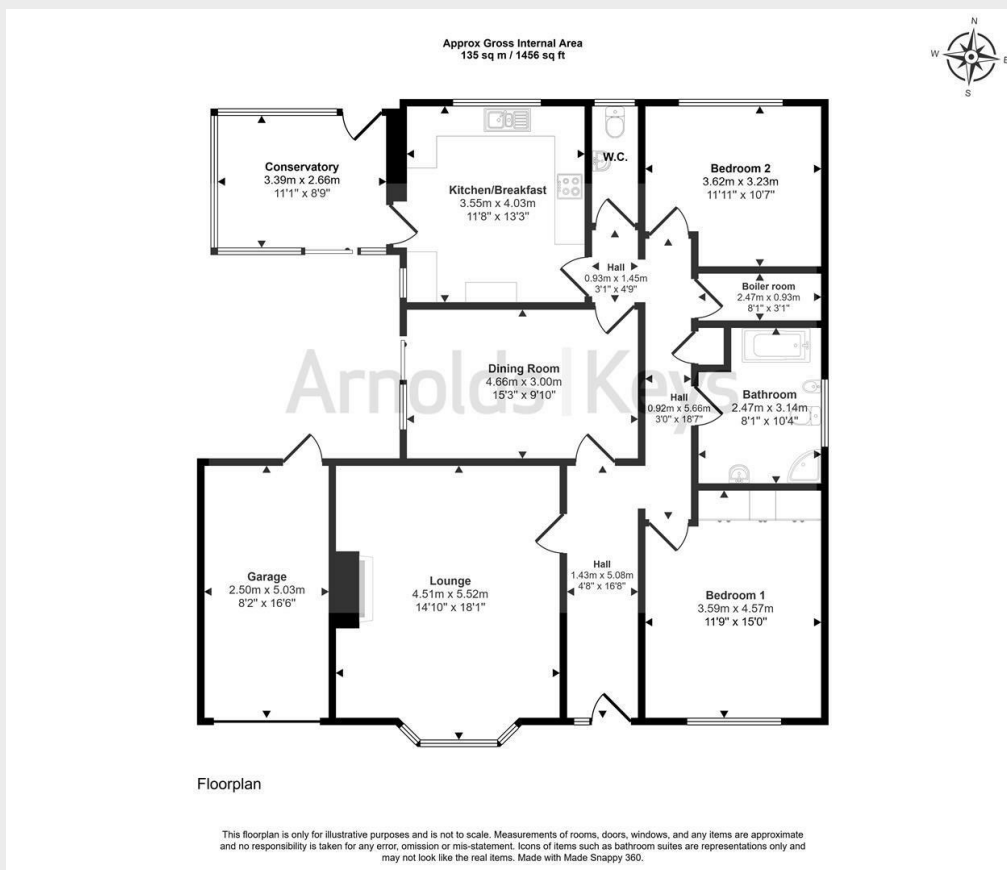
## Viewings

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 69                      | 74        |
| (55-68) <b>D</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 |           |



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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