



14 Edgebrook, Sheringham, NR26 8HA

Price Guide £465,000

- No onward chain
- Two reception rooms
- Three bedrooms
- Southerly aspect at rear
- Highly favoured location
- Two bathrooms
- Garage and Studio
- Gas central heating

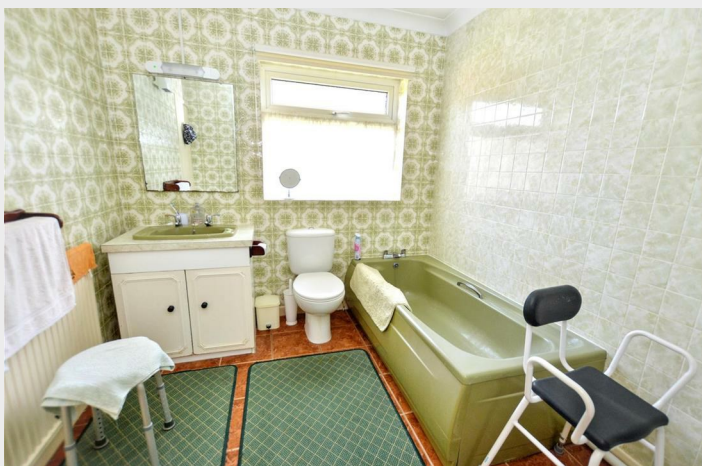
14 Edgebrook, Sheringham, NR26 8HA

An excellent opportunity to acquire a generously proportioned detached bungalow of just over 1500 sq. ft. set at the end of a small cul-de-sac of other similar properties just a few hundred metres from the Town Centre. The property offers three bedrooms and two reception rooms and enjoys a southerly aspect at the rear.

The property would benefit from some updating but the well-presented accommodation has the benefit of gas central heating and sealed unit glazing in UPVC frames.



Council Tax Band: E



ENTRANCE PORCH CANOPY

With part glazed entrance door opening to:

RECEPTION HALL

Radiator, glass panelled door to:

LOUNGE

A beautifully proportioned room with window to front aspect, timber and marble fire surround with point for electric fire, provision for TV, two radiators, sliding door to Garden Room, archway to:

DINING ROOM

Window to south facing rear aspect, radiator, serving hatch to kitchen.

GARDEN ROOM

UPVC framed on a brick base with glazed door to rear garden, vertical window blinds.

INNER LOBBY

With access to:

SHOWER ROOM

Corner shower enclosure with mixer shower, close coupled w.c., pedestal wash basin, radiator, fully tiled walls and floor. Window to rear aspect.

KITCHEN/BREAKFAST ROOM

Comprehensive range of wood faced base and wall cabinets with laminated work surfaces and tiled walls, stainless steel sink unit, provision for washing machine, inset gas hob, built in double oven, two windows to rear aspect, wall mounted gas boiler providing central heating and domestic hot water, radiator.

INNER HALLWAY

Two built in cupboards, access to roof space and doors to all bedrooms.

BATHROOM

Panelled bath, close coupled w.c., vanity wash basin with cupboards beneath, radiator, fully tiled walls, radiator, built in shelved linen cupboard, window to rear aspect.

BEDROOM 1

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

BEDROOM 2

Window to front aspect, radiator, built in double wardrobe cupboard.

BEDROOM 3

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

ATTACHED STUDIO

Of brick and block construction with translucent roof, window to front aspect and door to rear garden. Currently this can only be accessed from outside.

OUTSIDE

Attached brick built GARAGE: With up and over door, electric light and power point. Personal rear door and window. Timber GARDEN SHED.

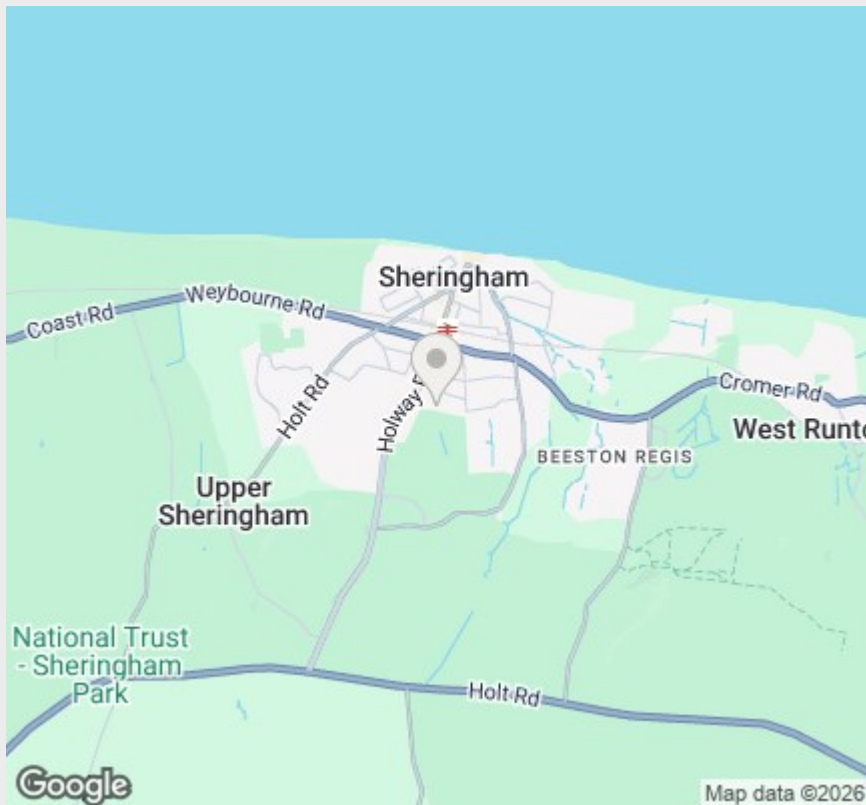
GARDENS

The property is approached over a tarmac driveway providing ample off-road parking and access to the garage. A side access then leads to the rear garden which enjoys a southerly aspect and is lawned with established shrub beds and borders. There is also a small paved patio.

AGENTS NOTE

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





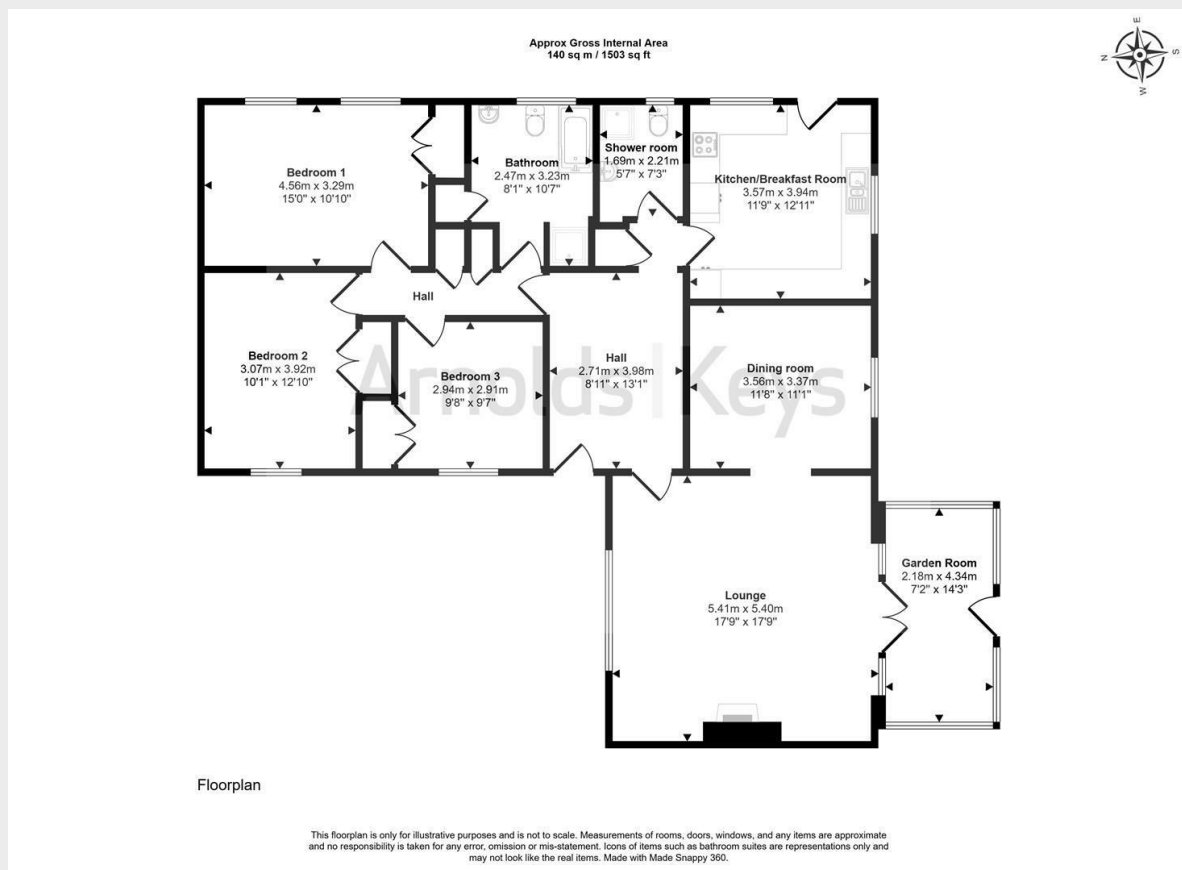
Viewings

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) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(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.

