



**89 Beeston Common, Sheringham, Norfolk, NR26 8EU**

**Price Guide £550,000**

- No onward chain
- Contemporary styling throughout
- Three bathrooms
- Close to Beeston Common
- Highly individual design
- Three double bedrooms
- Large kitchen/family room
- Large garage and ample off-road parking

# 89 Beeston Common, Sheringham, NR26 8EU

An excellent opportunity to acquire a highly individual detached property offering superb, contemporary accommodation, excellently presented throughout. The property lies on the edge of Beeston Common, a highly favoured spot for nature lovers with its myriad of footpaths, ponds and streams.

This property is beautifully proportioned and has full gas fired central heating and sealed unit glazing. The design lends itself to a family home with the large kitchen/dining room at the rear and three double bedrooms on the first floor. The property is ideal for rail enthusiasts too with the Sheringham to Cromer line passing close by. All in all a lovely home that needs to be viewed to be appreciated.



Council Tax Band: C



## **ENTRANCE HALL**

Composite, part glazed entrance door, tiled floor, built in storage cupboard, fitted service meter cupboard, turning stairs to first floor.

## **SHOWER ROOM**

Glazed corner shower enclosure with mixer shower, close coupled w.c., pedestal wash basin, chrome heated towel rail.

## **SITTING ROOM**

A beautiful light room with two aspects to the front and side, engineered oak floor, two radiators, provision for TV.

## **KITCHEN/DINING ROOM**

Another light room, this time with three aspects including large bi-fold doors opening to the rear patio, three further windows. Tiled floor, comprehensive range of base and wall storage units including a large island unit with stainless steel extractor hood above, granite style work surfaces and matching upstands, inset double oven with matching combination oven to the side, integrated dishwasher, inset, double bowl ceramic sink, large built in cupboard housing manifold for underfloor heating.

## **UTILITY ROOM**

Further range of base and wall cupboards including a stainless steel sink unit, matching work surfaces with upstands, tiled floor, provision for washing machine, part glazed door to side.

## **FIRST FLOOR**

### **LANDING**

Range of fitted cupboards, two Velux windows to front aspect.

### **PRINCIPAL BEDROOM**

Window to side aspect, radiator, door to:

### **ENSUITE SHOWER ROOM**

Double width shower enclosure with mixer shower, close coupled w.c., chrome heated towel rail, wall mirror and light, Velux roof light, access to eaves.

### **BEDROOM 2**

Two aspects to front and side, radiator.

### **BEDROOM 3**

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

### **FAMILY BATHROOM**

Panelled bath with mixer tap and shower attachment,

glazed screen, pedestal wash basin, close coupled w.c., chrome heated towel rail, Velux roof light, wall mirror and light.

## **ATTACHED GARAGE**

With large, electric up and over door, wall mounted gas fired boiler providing central heating and domestic hot water, electric light and power points.

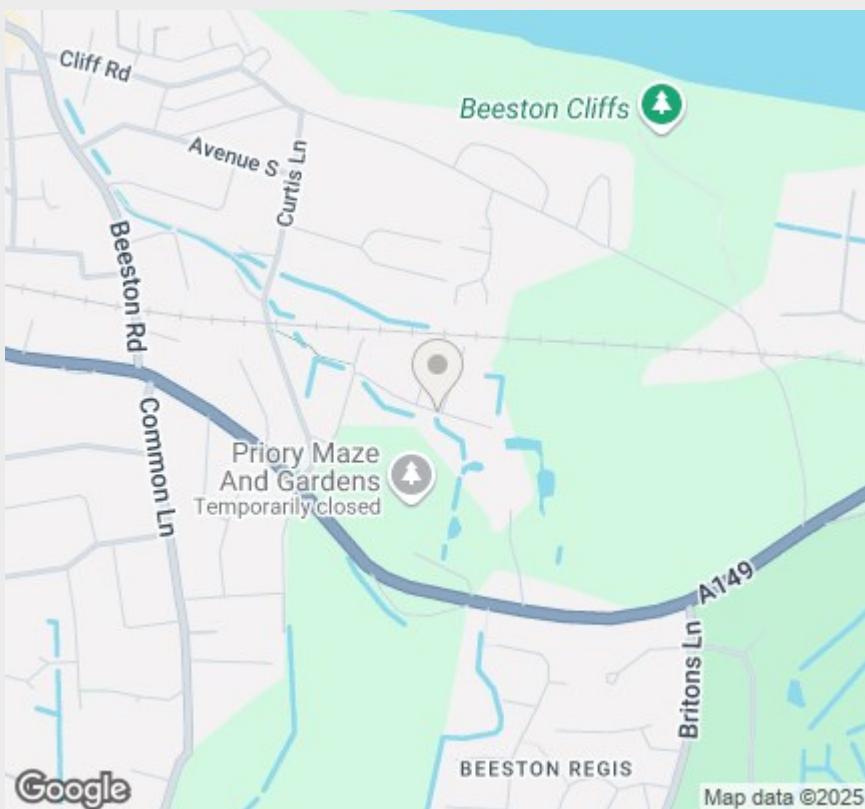
## **OUTSIDE**

To the front of the property is a large brick driveway leading to the garage and, along with the shingled area to the side, provides ample off-road parking for a number of vehicles. Gated access to both sides of the property lead to the enclosed garden area at the rear which has been arranged for ease of maintenance with a lawned area and terraced patio areas too.

## **AGENTS NOTE**

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



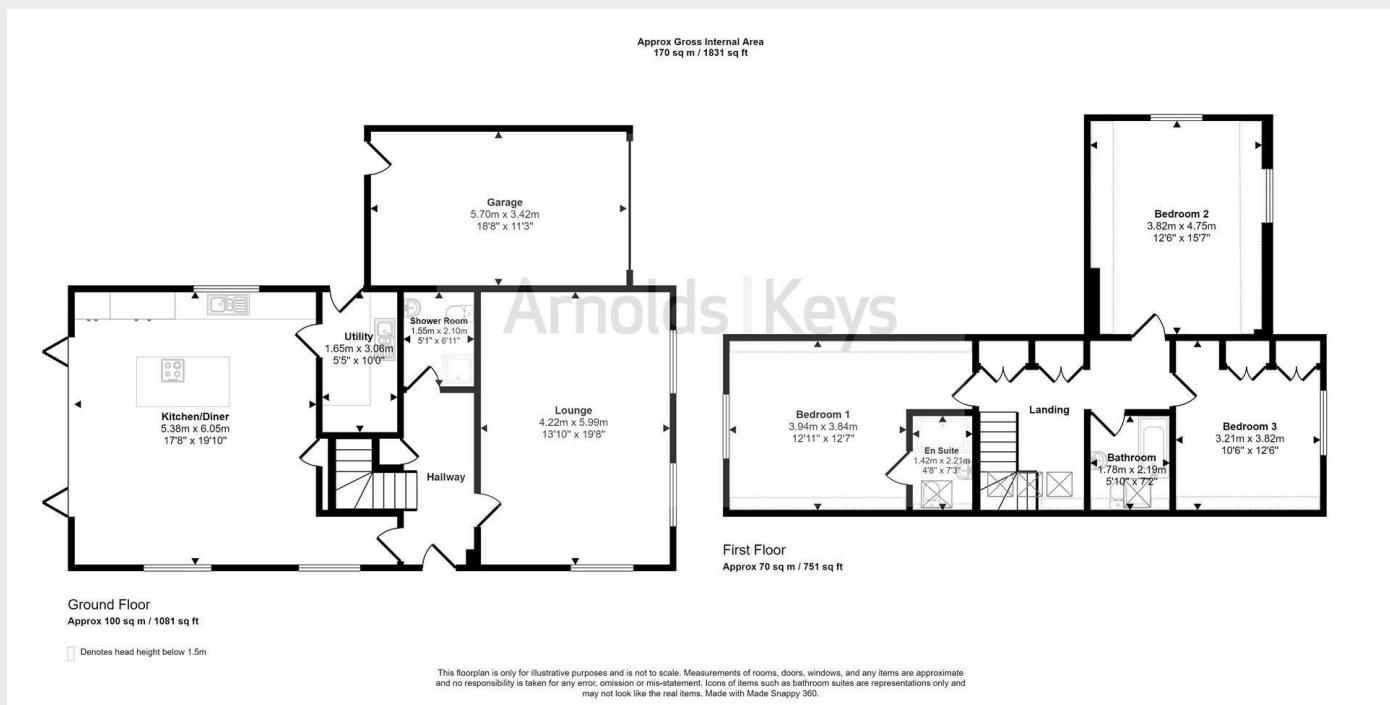
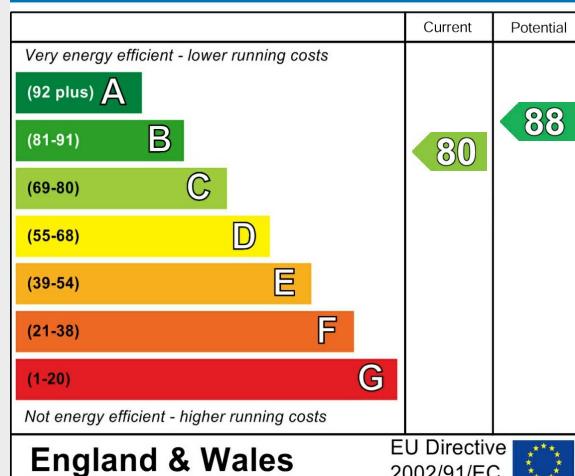


## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

### Energy Efficiency Rating



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

