



## 15 The Rise, Sheringham, NR26 8QA

Price Guide £575,000

- Highly desirable location
- Recently refurbished
- Conservatory
- New kitchen and utility
- Good size garden
- Walking distance of Town Centre
- Gas central heating
- Two reception rooms
- Three bathrooms
- Parking



# 15 The Rise, Sheringham NR26 8QA

A great opportunity to acquire a detached family home in a sought after location. Located South of the Town Centre and walking distance to the beach and local amenities.

The property has recently been refurbished and offers four bedrooms, three bathrooms, two reception rooms, superbly designed kitchen, and conservatory. Also having the added bonus of off road parking and enclosed garden. An ideal family home and one not to be missed.



Council Tax Band: D



## **ENTRANCE PORCH**

With part glazed solid wood door opening to:

## **RECEPTION HALL**

Staircase to first floor, large understairs storage cupboard. Pamment tiled flooring, window to front aspect.

## **LOUNGE**

Cosy lounge with UPVC window to side aspect, carpet, ceiling light, marble fire place, decorative tiling to the sides, inset coal effect gas fire. Radiator. Arch opening to:

## **CONSERVATORY**

Low brick wall with UPVC double glazed windows to the sides and rear and French doors opening into the garden, polycarbonate roof with ceiling light and carpet.

## **KITCHEN**

A stunning modern kitchen in a light sage green, with a range of base units, bin storage and drawer units, granite white work surface over and inset sink with mixer tap, inset electric hob with extractor hood above, built in cooker, matching wall cupboards with underlighting. Alcove with matching range of units and under lighting. Fireplace opening with free standing electric Rayburn in forest green colour. Brick slip tiled splashbacks, pamment tiled flooring, ceiling light and UPVC double glazed window to the rear along with French doors opening onto the patio and garden. Off the kitchen there is a door to the utility/shower room and opening to:

## **DINING ROOM**

A lovely bright room with UPVC double glazed window to the front aspect, polished original floorboards, radiator, TV point, ceiling light, picture rail and feature brick fireplace with open fire with wooden mantle over, door to hallway and bedroom/home office.

## **SHOWER/UTILITY ROOM**

Shelving for washing machine and tumble dryer, wall mounted sink, low level WC, walk in shower cubicle with waterfall shower head. Tiled flooring and inset spot lighting.

## **HOME OFFICE/BEDROOM FIVE**

UPVC double glazed window to the front and side aspect. Ceiling light, radiator, tiled flooring.

## **LANDING**

UPVC double glazed window to the side, carpet, ceiling light, doors to bedrooms and bathroom. Large

storage cupboard with wall mounted gas central heating boiler.

## **PRINCIPLE BEDROOM**

UPVC double glazed window to the front aspect. Carpet, radiator, ceiling light, door to large walk in cupboard with round port hole window to the front. Picture rail, folding doors to

## **ENSUITE SHOWER ROOM**

Walk in shower cubicle with glazed screen, vanity wash hand basin with storage cupboard beneath and mixer tap over with mirror/light above, low level WC, wall mounted heated towel rail, wood effect vinyl flooring. Ceiling light and extractor fan.

## **BEDROOM TWO**

Double room with sea views in the distance. UPVC double glazed window to the rear and side, carpet, radiator and feature brick fireplace. Ceiling light.

## **BEDROOM THREE**

Double bedroom with UPVC double glazed window to the rear, carpet, radiator and ceiling light.

## **FAMILY BATHROOM**

Obscure double glazed window to the side, panelled bath with brushed gold shower and taps over. Wall mounted brushed gold heated towel rail. Modern vanity unit with inset ceramic sink and mixer tap, storage cupboards beneath, closed couple WC, tiled walls, wall mounted mirror with touch light and ceiling light.

## **BEDROOM FOUR**

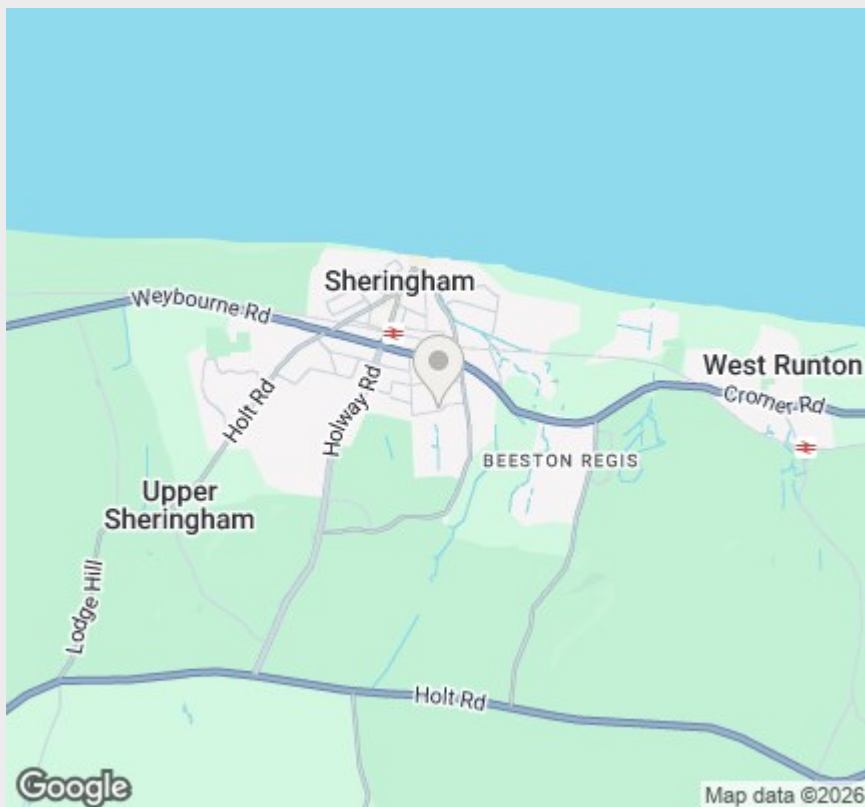
UPVC double glazed window to the front aspect, carpet, radiator.

## **OUTSIDE**

The property is approached over a hard standing area with parking for approximately three cars. Small lawn area, footpath and access through two gates leading round both sides of the property to the rear garden. The rear garden has a large garden shed, patio area with outside lighting, step down to the enclosed garden which is mainly laid to lawn and mature flowerbed borders.

## **AGENTS NOTE**

This is a Freehold property, all mains services are connected to include, gas, electricity, water, mains drainage and sewerage. It has a council band tax D.



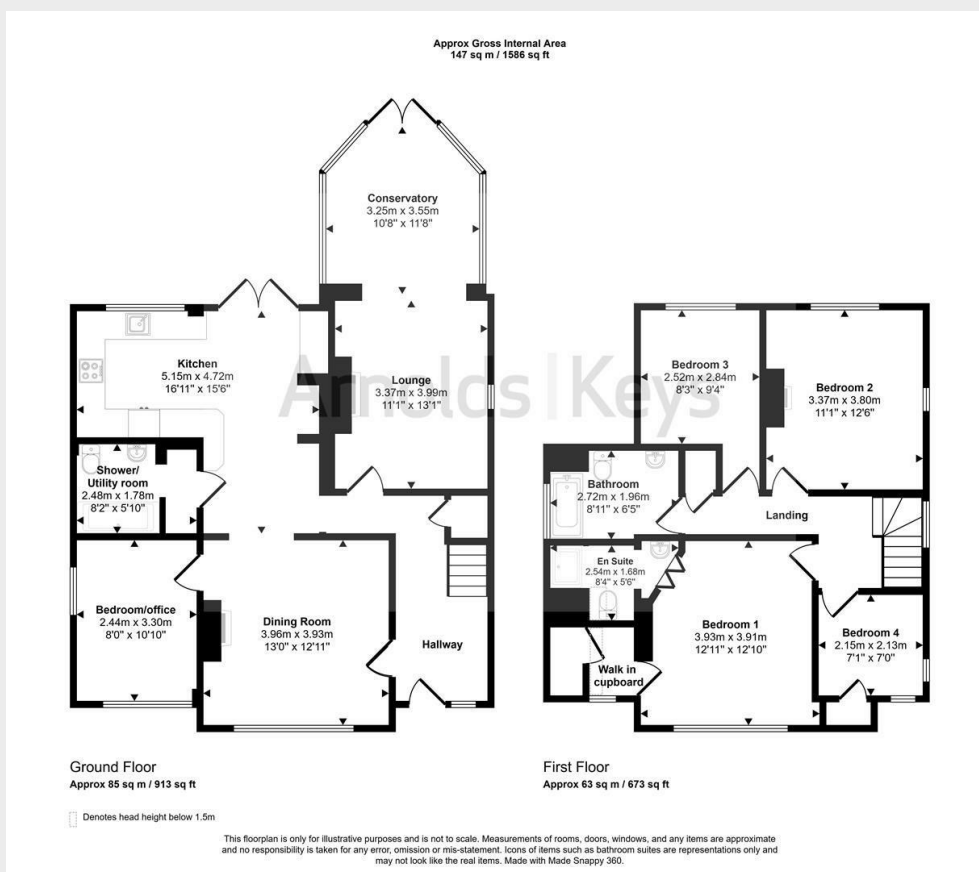
## Viewings

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>                            |                         | <b>78</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>46</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.

