

# Arnolds Keys



**38 Common Lane, Sheringham, NR26 8PW**

**Price Guide £375,000**

- No onward chain
- Westerly facing rear garden
- Ample off-road parking
- Nicely presented
- Large conservatory at the rear
- Two bedrooms
- Gas central heating throughout
- Well proportioned.

# 38 Common Lane, Sheringham NR26 8PW

Offered with no onward chain is this detached bungalow offering well-presented accommodation with a large conservatory at the rear. The property is located just south of the Town but within easy access to the shops and beach. The accommodation has the benefit of gas fired central heating and sealed unit glazing throughout.

The property enjoys a westerly aspect at the rear and has ample off-road parking. The accommodation is well-proportioned and a private viewing is recommended to all seriously interested applicants.



Council Tax Band: C

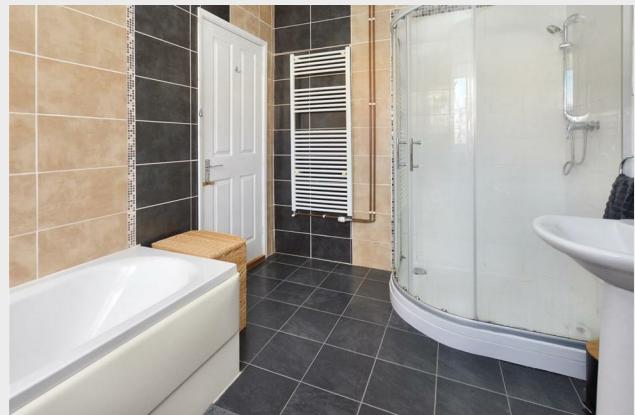


## ENTRANCE PORCH

With part glazed entrance door and windows to three sides. Further part glazed door opening to:

## HALLWAY

Radiator, fitted cupboard housing service meters, access to roof space, window to porch, built in cupboard.



## BATHROOM

Fully fitted with panelled bath, corner shower enclosure, pedestal wash basin, close coupled w.c., heated towel rail, fully tiled walls and floor, frosted window to front aspect.

## LOUNGE/DINING ROOM

A beautifully light and airy room with window to the side and French doors to the conservatory. Two radiators, provision for TV. Glazed doors to kitchen and hallway.



## CONSERVATORY

A fantastic addition to the property with windows overlooking the rear garden. The property has a glass vaulted roof and is currently used as a dining room and there is provision for a washing machine too. Doors also lead out to the patio.

## KITCHEN

Nicely fitted with a range of base and wall cupboards with laminated work surfaces and tiled splashbacks, part glazed door and window to rear. Dual fuel range style cooker included, radiator, inset stainless steel sink unit, dishwasher.

## BEDROOM 1

Radiator, window to side aspect.



## BEDROOM 2

Radiator, dual aspect to front and side.

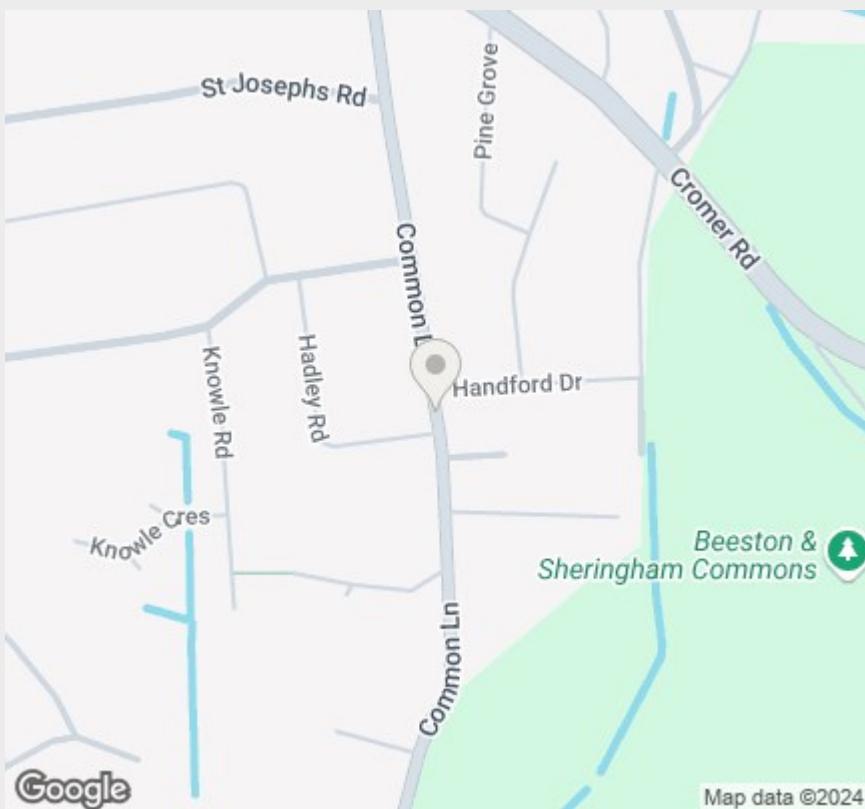
## OUTSIDE

To the front of the property is a large brickweave driveway providing ample off-road parking. There is also a raised lawned area to the side of the drive. Access then leads to the fully enclosed rear garden. There is a paved patio immediately to the rear and a further lawned area with established border planting. There is a timber GARDEN SHED at the rear too.



## AGENTS NOTE

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

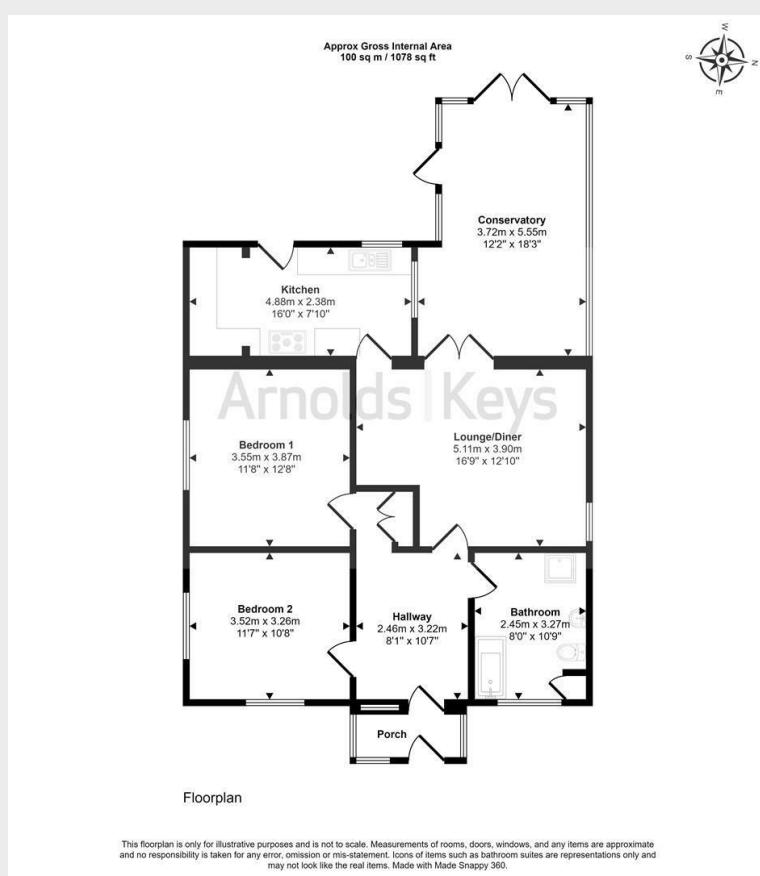


## Viewings

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

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

