

Arnolds | Keys



6 Champion Way, Sheringham, NR26 8UN

Price Guide £390,000

- No onward chain
- Two reception rooms
- Family bathroom
- Utility room
- Off-road parking
- Up to five bedrooms
- Modern kitchen
- Ensuite & cloakroom
- Enclosed garden
- Beautifully presented

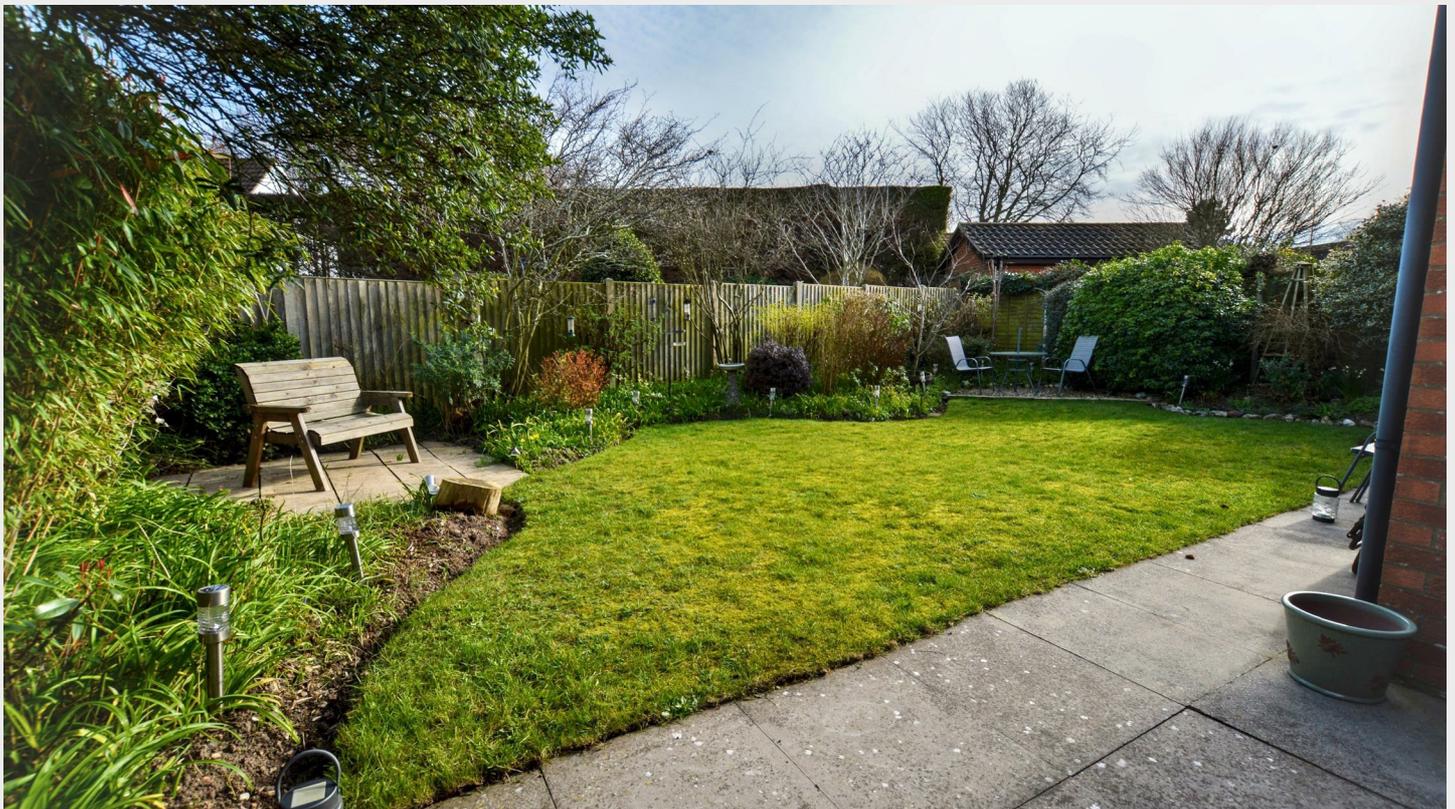
6 Campion Way, Sheringham NR26 8UN

Offered with no onward chain is this modern detached house located on a popular residential development towards the western outskirts of the Town. The property was constructed by Norfolk Homes Limited and offers nicely proportioned accommodation with the benefit of gas fired central heating. Immaculately presented with lovely modern kitchen and bathrooms.

The property offers flexible accommodation with up to five bedrooms and two bathrooms making it an ideal family home or offering space for those wanting to work from home.



Council Tax Band: E



HALLWAY

PVC wood effect door, carpet, stairs to first floor, doors to cloakroom, kitchen and lounge. Large understairs storage cupboard, radiator, ceiling light.

CLOAKROOM

Round porthole window to the front, vanity wash basin with storage cupboard beneath and mirror over, WC, radiator, ceiling light and vinyl flooring.

LOUNGE

Beautiful light lounge with window to the side and bay window to the front, two radiators, carpet, fireplace with inset coal effect gas fire, on marble hearth. French doors opening into:

DINING ROOM

Sliding patio doors to garden, carpet, radiator, window to side and opening to:

KITCHEN

Modern white kitchen with large pan drawers, base units and wall mounted units with underlighting, built in double oven and electric hob with extractor fan above. Solid wood work tops with inset stainless steel sink and mixer tap over. Integrated dishwasher, vinyl flooring, spot lighting, window to rear overlooking garden, archway to:

UTILITY ROOM

Window and door to rear aspect, vinyl flooring, ceiling light, plumbing for washing machine and space for fridge/freezer, range of base units with work surface over. Wall mounted gas central heating boiler. Door to reception room/bedroom.

RECEPTION ROOM/BEDROOM

A super room with potential to make as home office, teenage TV room or bedroom five. Window to the front, radiator, carpet, ceiling light and access to loft space.

LANDING

High level window to the side, carpet, galleried landing with doors to airing cupboard, bathroom and all bedrooms. Carpet, ceiling light, access to loft space.

BEDROOM ONE

Window to the rear, carpet, large mirrored sliding doors to built in wardrobe. Two wall mounted bedside lights. Radiator, ceiling light and door to:

ENSUITE SHOWER ROOM

Corner shower cubicle, vanity wash basin with storage cupboard beneath, mirror above with touch control and light. WC, vinyl flooring, extractor fan, light and radiator.

BEDROOM TWO

Window to the front, sliding mirrored doors to built in wardrobe, carpet, radiator. Ceiling light. Two wall mounted bedside lights.

BEDROOM THREE

Window to the front, radiator, carpet, ceiling light.

BEDROOM FOUR

Window to the rear, carpet, radiator, ceiling light.

FAMILY BATHROOM

Modern white suite with bath and shower over, vanity wash basin with storage cupboard beneath and mirror above, WC, extensively tiled walls, radiator. Window to the side.

OUTSIDE

Open plan garden to the front, low maintenance with brick weave driveway allowing parking for one car, and additional parking on the gravel frontage if required, footpaths lead round to both sides of the property. The rear garden is fully enclosed with a patio seating area to enjoy the afternoon sunshine, shrub borders, outside tap and lighting. Two storage sheds.

AGENTS NOTE

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



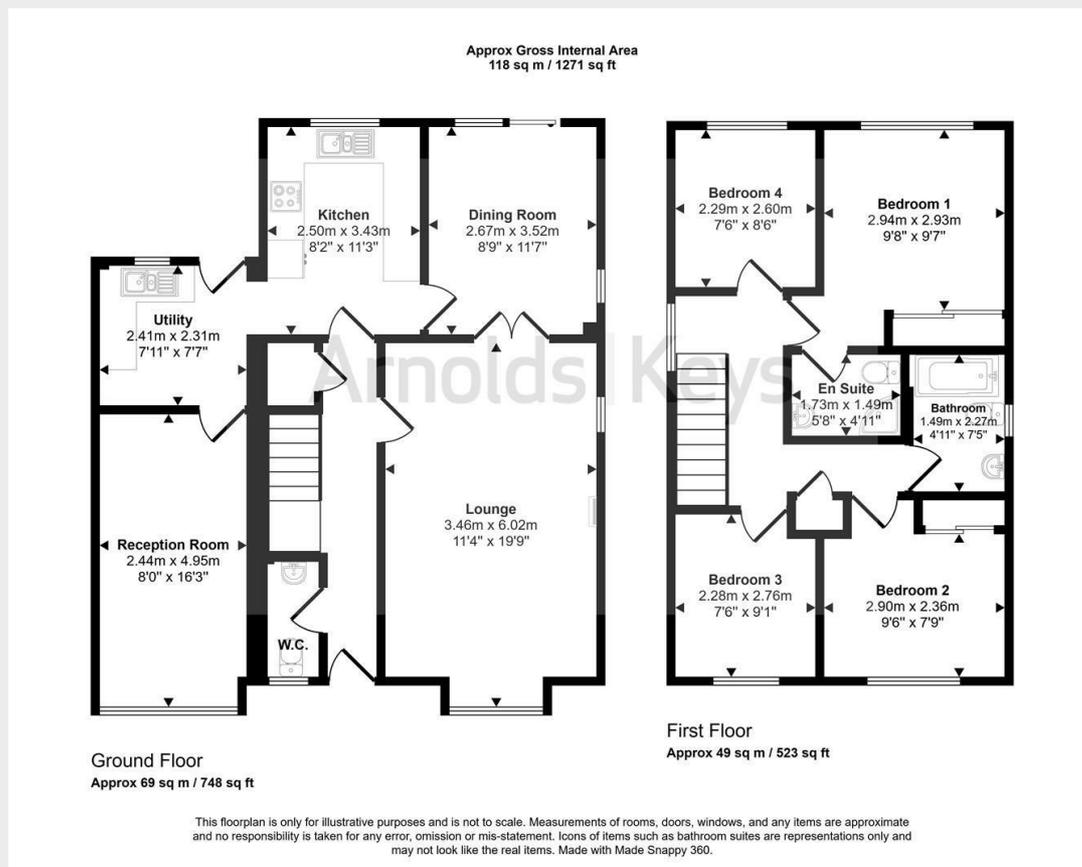


Viewings

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		74	78
(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, 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.

