



2, Snowdrop Drive, Sheringham, NR26 8XD

Price Guide £450,000

- Envious cul-de-sac setting
- Four bedrooms
- Gas central heating
- Integral garage and off-road parking
- Adjacent to woodland
- Two bathrooms
- South facing rear garden
- Walking distance to schools

2, Snowdrop Drive, Sheringham, NR26 8XD

Enjoying an enviable cul-de-sac location with woodland to the side is this beautifully proportioned detached house offering well-presented accommodation with the benefit of gas fired central heating. The property offers a good degree of privacy at the rear and enjoys a south facing garden ideal for alfresco dining.

The property is located on this popular residential development towards the outskirts of the Town and close the High School. The Town Centre, which offers an excellent selection of shops and restaurants, is approximately a mile distant.



Council Tax Band: E



ENTRANCE PORCH CANOPY

With part glazed, composite door and side panel, opening to:

ENTRANCE HALL

Radiator, stairs to first floor with understairs recess, built in coats cupboard.

CLOAKROOM

UPVC port hole window, close coupled w.c., wash basin with tiled splashback, radiator.

LOUNGE

Window to front aspect with leaded inserts, radiator, second aspect to the side. Feature timber and marble fire surround with marble hearth and housing modern wood burning stove, provision for TV, wide archway opening to:

DINING ROOM

Radiator, patio doors to south facing rear garden, door to:

KITCHEN

Radiator. Comprehensive range of oak faced base and wall cabinets with laminated work surfaces and tiled splashbacks, inset sink unit, inset four ring gas hob unit with filter hood above, built in electric double oven, provision for dishwasher and wine cooler, understairs recess.

Archway to:

UTILITY ROOM

Part glazed door and window to rear, further base and wall cabinets with work surfaces and tiled splashbacks, inset sink unit, provision for washing machine and tumble dryer, space for undercounter fridge, radiator, fire door to integral garage.

FIRST FLOOR

LANDING

Radiator, access to loft space, built in airing cupboard.

BEDROOM 1

Built in double wardrobe cupboard with folding mirror doors, two arched alcoves, radiator, window to front aspect, door to:

ENSUITE

Recently refurbished with a new, level entry shower enclosure with mixer shower. Close coupled w.c., vanity wash basin with cupboards and drawers beneath, radiator, window to front aspect, fully tiled walls.

BEDROOM 2

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

BEDROOM 3

Window to rear aspect, radiator, built in double wardrobe cupboard with folding mirror doors.

BEDROOM 4

Window to rear aspect, radiator, built in double wardrobe cupboard with folding mirror doors.

OUTSIDE

Integral GARAGE: With electric roller door, fire door to Utility Room, wall mounted gas boiler providing central heating and domestic hot water. Timber GARDEN STORE.

GARDENS

The property is set at the end of a private cul-de-sac and has a brickweave driveway leading to the garage and providing off-road parking for two vehicles. To the side of the drive is an open plan garden area with established planting. A side access leads to the fully enclosed, south facing rear garden which enjoys a patio area immediately at the rear leading to a raised lawned area with patio to take advantage of the evening sun. There are further, well-stocked flower beds.

AGENTS NOTE

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



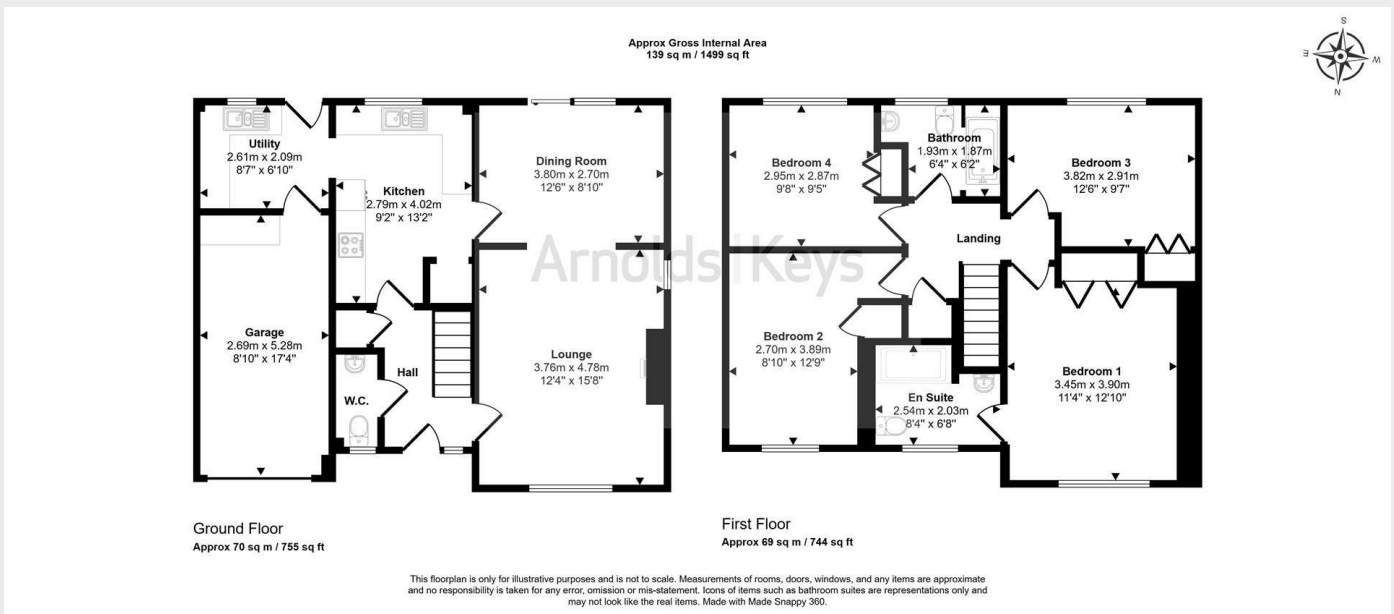


Viewings

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			80
(55-68) D		63	
(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.

