



Swallow Hollow, 16 Cremers Drift, Sheringham, NR26 8HY

Price Guide £695,000

- No onward chain
- Large, partly wooded grounds
- UPVC sealed unit glazing
- Two garages and off-road parking
- Highly favoured location
- Oil-fired central heating
- Four bedrooms
- Walking distance of Town Centre

16 Cremers Drift, Sheringham NR26 8HY

Offered with no onward chain is this beautifully presented detached dwelling standing in large, partly wooded grounds and located in a highly favoured location just south of the Town Centre. Swallow Hollow is an individually designed dwelling offering beautifully proportioned accommodation that was fully refurbished approximately 5 years ago.

The property enjoys a slightly elevated position and enjoys coastal glimpses from some rooms. It is within walking distance of the Town Centre which offers an excellent selection of shops, restaurants and both bus and rail services providing easy access to the County capital of Norwich.



Council Tax Band: E



ENTRANCE PORCH

With part glazed composite entrance door and glazed side panel leading to:

ENTRANCE HALL

Radiator, fitted coats cupboard, second fitted store cupboard.

LOUNGE/DINING ROOM

A beautifully proportioned room with bay window and casement doors to rear, provision for TV, two radiators, stairs to first floor, glazed door to hall and twin glazed doors to:

KITCHEN

Fitted with a comprehensive range of white base and wall storage units with laminated work surfaces and matching upstands. Integrated dishwasher, inset stainless steel sink unit, inset electric hob with stainless steel filter hood above. Inset double electric oven, integrated fridge/freezer, radiator, window to front aspect, door to:

UTILITY ROOM

Further built in cupboards, laminated work surfaces with inset stainless steel sink unit, provision for washing machine, floor mounted oil fired boiler providing central heating and domestic hot water, radiator, window to front aspect, glass panelled door to:

REAR PORCH

With Triplex roof, part glazed door to rear.

SEPARATE W.C.

With close coupled w.c., high level window.

BEDROOM 1

With bay window to rear aspect, radiator, built in double wardrobe cupboard.

BEDROOM 2

With bay window to front aspect, radiator, built in double wardrobe cupboard.

BATHROOM

Modern suite of panelled bath with mixer shower and screen, concealed cistern w.c., vanity wash basin with cupboards beneath, window to front aspect, part tiled walls, chrome heated towel rail.

FIRST FLOOR

LANDING

Access to roof space.

SEPARATE W.C.

Close coupled w.c., wash basin, window to front aspect.

BEDROOM 3

With windows to rear, front and side aspects, radiator, access to eaves storage spaces.

ENSUITE

Level entry shower cubicle with mixer shower and tiled splashbacks, vanity wash basin with cupboards beneath, wall mirror, close coupled w.c., chrome heated towel rail.

BEDROOM 4

Windows to side and rear aspects, radiator.

OUTSIDE

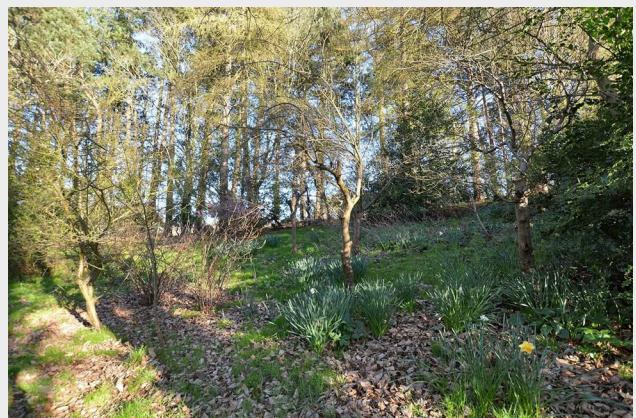
The property has two GARAGES: One at the bottom of the drive, the other at the top of the drive. There is an oil storage tank at the rear.

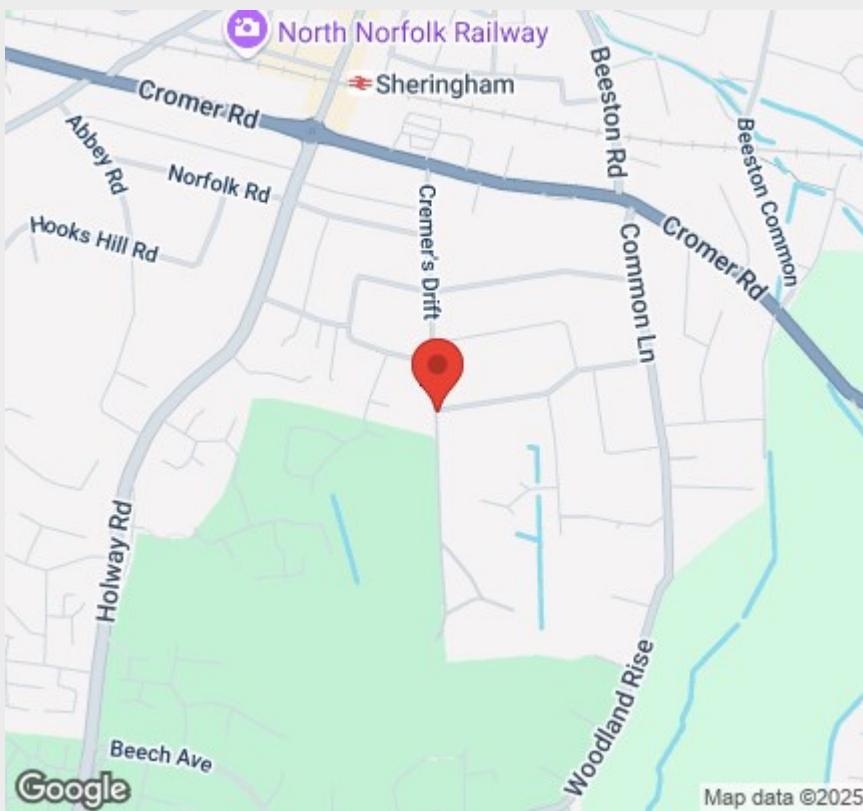
GARDENS

The property is approached over a sweeping driveway which provides additional off-road parking. To the front of the property are extensive lawns with established shrub beds and trees interspersed. Access either side then leads to the rear garden. This is also extensively lawned and interspersed with further shrubs and trees. This in turn leads to the pinnacle of the partly wooded area to the South.

AGENTS NOTE

The property is freehold, has mains electricity, water and drainage connected and has a Council Tax Rating of Band E.



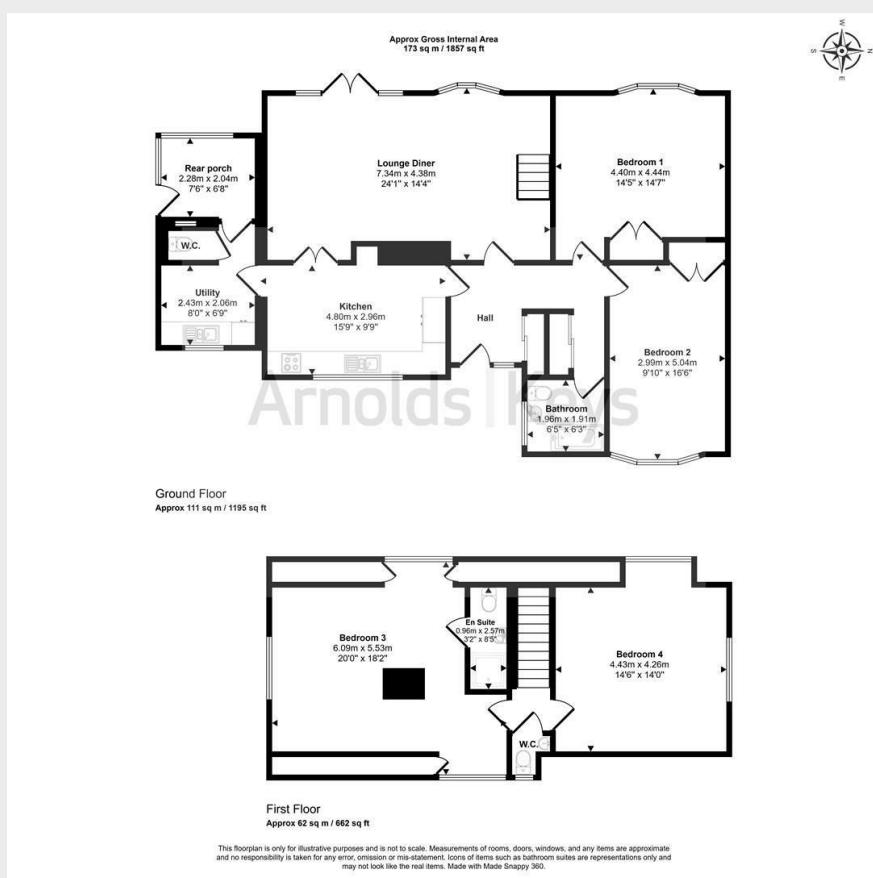


Viewings

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		
(55-68)	D	65	76
(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 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.

