



## 2 Lime Grove, Sheringham, NR26 8NX

Offers Over £415,000

- Close to woodland at Pretty Corner
- Two bedrooms
- Garden room
- Modern, extended kitchen
- Cul-de-sac setting
- Two bathrooms and a cloakroom
- Garage and off-road parking
- Gas central heating



# 2 Lime Grove, Sheringham NR26 8NX

A highly individual detached bungalow offering extended accommodation with two bedrooms, two bathrooms and a garden room. Enjoying a cul-de-sac location on this popular residential development itself located towards the southern outskirts of the Town, adjacent to woodland at Pretty Corner.

The property has full gas central heating throughout and sealed unit glazing in UPVC frames, the gardens have been arranged to provide a good degree of privacy and there is a a garage and off-road parking too. A lovely property that must be viewed to be appreciated.



Council Tax Band: C



## ENTRANCE HALL

Part glazed composite entrance door with glazed side panels, polished wood flooring, built in store cupboard, further cupboard housing Worcester combination boiler providing central heating and domestic hot water, access to boarded roof space with electric light. Vertical radiator.

## LOUNGE/DINING ROOM

A light room with large picture window to the front, second aspect to the side and patio doors to the rear. Fireplace recess with timber surround housing wood burning stove, two vertical radiators, polished wood floor, provision for TV.

## KITCHEN/BREAKFAST ROOM

Recently re-fitted in a contemporary style with a comprehensive range of high gloss base and wall cupboards with quartz work surfaces including a double bowl sink unit with instant boiling water tap, matching upstands. Part glazed door and window to rear, vertical radiator, granite tiled floor, fitted water softener, integrated induction hob with filter hood above, two combination ovens, 1 standard electric oven, 2 warming drawers, integrated washing machine, provision for dishwasher, built in airing cupboard with radiator.

## CLOAKROOM

With electric underfloor heating, tiled floor, window to side aspect, fitted store cupboard, concealed cistern w.c., vanity wash basin with drawers beneath, tiled splashbacks. Chrome spiral heated towel rail.

## BEDROOM 1

With polished wood floor, two vertical radiators, fitted full-length wardrobe cupboards, over bed storage cupboards, patio doors to:

## GARDEN ROOM

With wood flooring, door and windows to rear garden.

## ENSUITE

With level entry shower with mixer shower unit, close coupled w.c., vanity wash basin with cupboards beneath, tiled floor.

## BEDROOM 2

With window to front aspect, radiator, range of fitted bedroom furniture, fitted wardrobe cupboard, wood flooring, provision for TV, door to:

## ENSUITE

Tiled shower cubicle with mixer shower unit, concealed cistern w.c., vanity wash basin with

cupboards beneath, tiled walls, electric heated towel rail.

## OUTSIDE

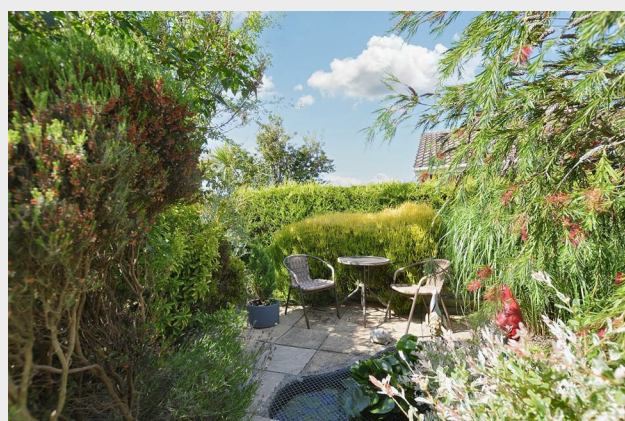
Brick built GARAGE: With electric roller door, electric light, power and personal side door. Timber SUMMER HOUSE, lean-to GARDEN STORE.

## GARDENS

The gardens are quite a feature of the property with numerous areas for sitting and alfresco dining. The front garden is fully enclosed and has mature hedging, shrubs and garden pond. Astro turf and shingled beds. A side garden is also enclosed with hedging and has an additional Astro turfed area. A gate leads to the driveway where there is off-road parking. The rear garden is arranged in a courtyard style with raised composite decking, pergola and further shingled areas.

## AGENTS NOTE

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






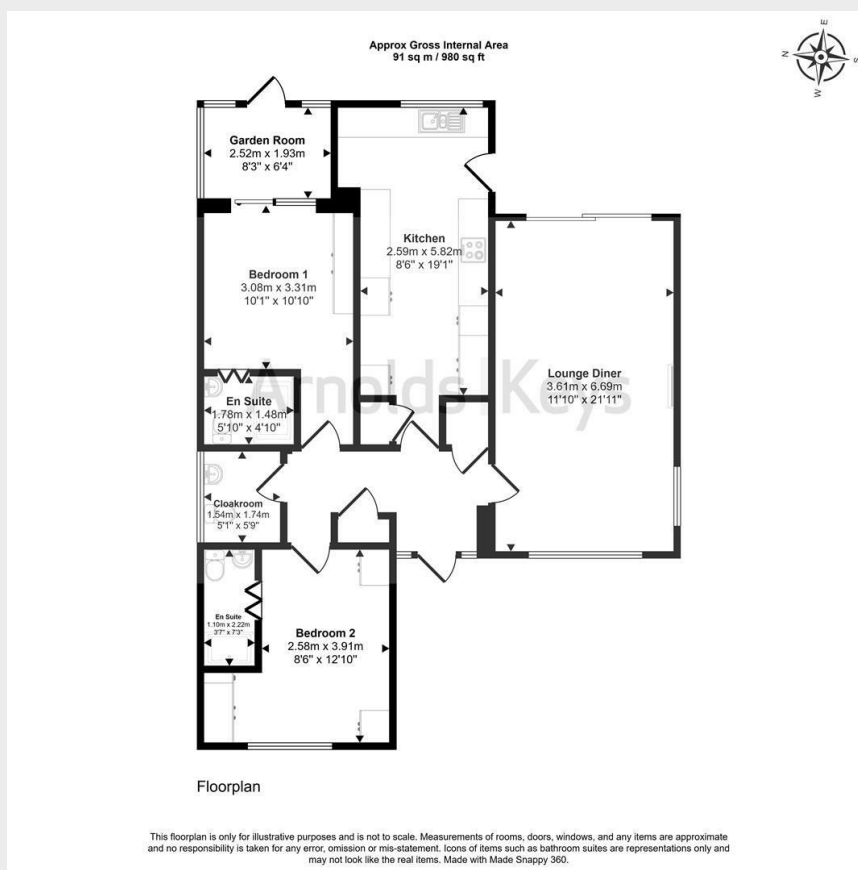


## Viewings

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

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	<div>70</div>	<div>84</div>
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<div>England &amp; Wales</div> <div>EU Directive 2002/91/EC</div> <div></div>		



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.



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