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**Guide £385,000**



# WELL-PROPORTIONED TOWN CENTRE LIVING WITH A GLIMPSE OF THE SEA

A view of the sea is always a bonus, and there's one from the top floor of this house. Conveniently located just off the Town Centre this detached property offers nicely proportioned accommodation over three floors. The property has a traditional entrance hall with stairs leading to the first floor. The sitting room has a front aspect with a wide bay window and fireplace featuring a small wood burning stove. Then off the entrance hall is the large open plan kitchen/dining room with a further wood burning stove in red brick surround and a wide archway opening to the comprehensively fitted kitchen area with a window overlooking the rear. An opening then leads to the garden room, enjoying a westerly aspect and overlooking the rear garden. A useful cloakroom completes the ground floor. The first floor has two bedrooms including the principal suite with its own shower room. There is a further double bedroom at the rear and a family bathroom with three-piece suite completing the first floor. Stairs then lead to the top floor where there are two further bedrooms, one with panoramic views over the town to the coast and sea in the distance.

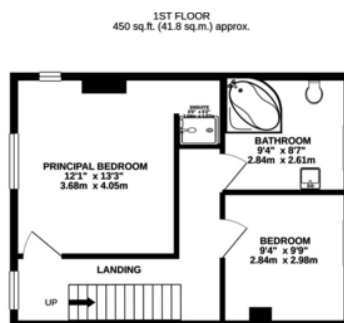
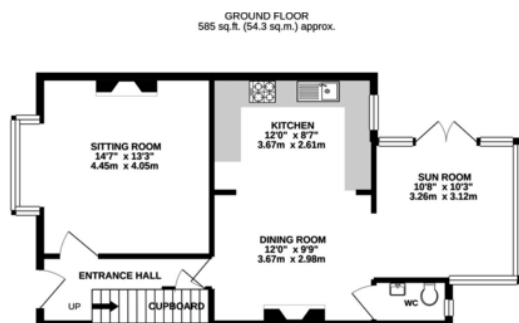
To the front of the property is an off-road parking space for one vehicle. A side access then leads to the fully enclosed, west facing rear garden with a large decked area for those alfresco dining moments. Mature shrubs surround and there is a garden SHED at the rear too.



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TOTAL FLOOR AREA : 1346 sq.ft. (125.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68   D
39-54	E	49   E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. 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 £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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