



01263 822373
arnoldskeys.com

Yeaver Cottage, Church Road . West Beckham .NR25 6NX

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Guide £357,000

BEAUTIFULLY PRESENTED HOME IN A GENEROUS SOUTH FACING PLOT

West Beckham is a popular North Norfolk Village set just inland from the coast at Sheringham and approximately three miles from the historical market town of Holt. The Village still retains its Pub and has a welcoming village community. This property is a beautifully proportioned detached house with a traditional layout. The entrance hall in central to the ground floor and provides access to all the rooms. The main sitting room overlooks both front and rear gardens and is a lovely light room with a central feature fireplace and patio doors to the rear garden. The dining room is just across the hallway and also overlooks the front aspect. At the end of the hall is a very useful cloakroom and an understairs cupboard is useful storage. The ground floor is completed by the kitchen which is comprehensively fitted and has a door to the outside too. The first floor offers three bedrooms all off the landing and with extensive views over the surrounding farm land.

The property has a long driveway offering parking for a number of vehicles and leads to the GARAGE. The property stands in a very generous plot which has been attractively laid out with numerous shrubs and plants surrounding a lawn and patio. All in all, a lovely village setting.



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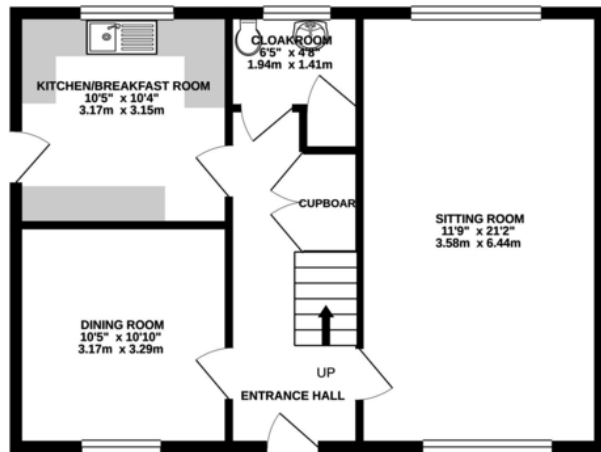
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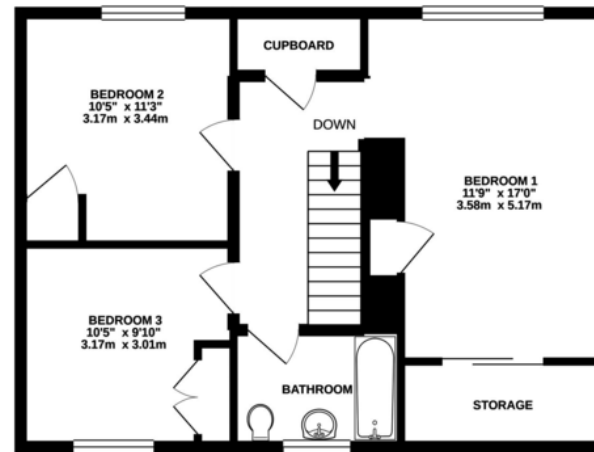
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GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



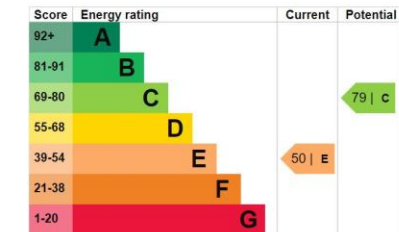
TOTAL FLOOR AREA : 1118 sq.ft. (103.8 sq.m.) approx.

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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Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)



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

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

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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arnoldskeys.com

coastal@arnoldskeys.com

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