



01263 822373  
arnoldskeys.com

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Abbey Park . Sheringham . NR26 8SR

**Guide £295,000**

# BEAUTIFULLY TUCKED AWAY WITH VIEWS OVER BEESTON COMMON

A rare opportunity to purchase a detached bungalow looking directly over Beeston Common. The bungalow offers a refitted contemporary high gloss kitchen built in double oven and hob, along with space and plumbing for all the usual white goods. Next to the kitchen there is a double aspect sitting room with feature fireplace along with direct views out to the common to watch the wildlife. There are three double bedrooms, two offering built in furniture with more than ample storage. Bedroom three offers a flexible opportunity for use also as a dining room as there is access into the small conservatory. Finally, there is a shower room recently refitted with modern white suite and double width shower. There is also a separate WC. Externally there is off road parking for up to three vehicles, leading to a double length garage. The well stocked rear garden has a green house, garden shed along with a large summer house giving options as a home office. To the side of the property there are two secluded areas to sit and alfresco dine. The front garden is an ideal place to sit looking out to Beeston Common.

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Sheringham town centre is approximately a mile distant, and a regular bus service passes along the Coast Road.



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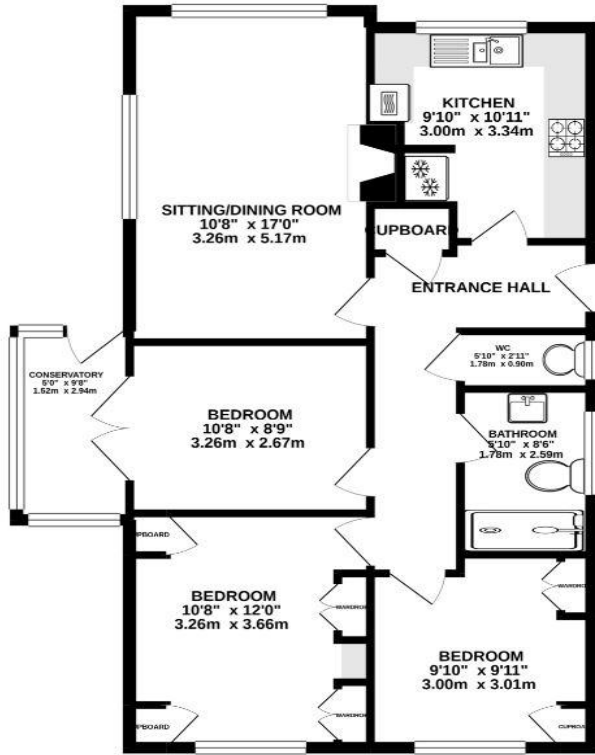
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GROUND FLOOR  
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	67   D	
39-54	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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coastal@arnoldskeys.com

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