



01263 822373
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Scallop Cottage, Whitehall Yard . Sheringham . NR26 8BB



Guide £295,000

STUNNING PROPERTY WHERE TRADITIONAL MEETS CONTEMPORARY

Whitehall Yard is an historic mews of traditional flint and brick cottages set in the heart of this popular seaside town. The Town centre and beach are both within a short walk and the Bus and Rail services are within easy reach too.

The property, which has gas central heating and UPVC double glazing throughout, is approached through a wide entrance porch with ample space for buckets and spades. This then opens to the lovely open plan sitting and dining room with two windows to the front, a feature fire surround providing a central focal point in the sitting area. There is also a very large and useful storage facility too. An open tread staircase leads to the first floor and the room also opens to the recently re-fitted kitchen. This offers a good range of shaker style units, built in Bosch oven and hob and provision for dishwasher, fridge and freezer. On the first floor are two lovely light bedrooms; one double and one single both served by a modern bathroom with three-piece suite including an over bath shower. There is a small patio area to the front with space for a table and chairs in addition to a small, enclosed area to the left of the porch, used for bin storage.

Please note, vacant possession cannot be provided until early October to enable to existing bookings to be honoured. Viewing will therefore be restricted to changeover days.



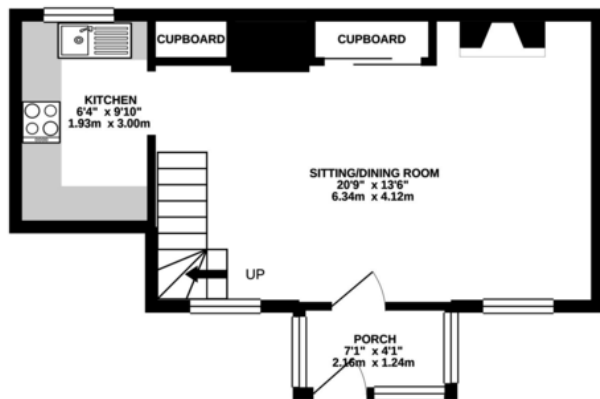
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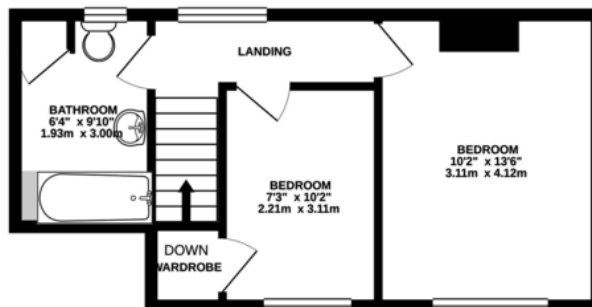
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GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.6 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		90 B
69-80	C		
55-68	D	68 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).

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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