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16, The Rise . Sheringham . NR26 8QB

Guide £550,000

SUBSTANTIAL HOME WITH VIEWS TO THE SEA

The Rise is an established and favoured residential location just south of the Town. The beach and shops are within a reasonable walk as are both bus and rail services. The Hollies is a superb home offering flexible accommodation with gas central heating and sealed unit glazing. Although the property was designed to take advantage of the southerly aspect at the rear, views of the sea can be enjoyed from the first floor. The property is approached via the entrance hall off which is a useful shower room with W.C. The extended sitting room has a wide bay window overlooking the garden and French doors opening to a sun terrace. Also enjoying the same aspect with a wide bay window, is the generous dining room. The kitchen/breakfast room has a comprehensive range of oak faced units, two windows to the front aspect and a gas fired Aga. This room opens to the Utility Room which then opens to the rear garden. The turning stairs then lead to the landing off which are all five bedrooms. Three bedrooms overlook the south facing aspect and the remaining two to the front. Four of the rooms have their own wash basin and all are served by the family bathroom with a traditional three-piece suite.

To the front of the property is a driveway leading to the GARAGE and providing off-road parking. There is also a lawned area with shrub beds surrounding. A side access then leads to the rear garden where there is a patio area leading to the lawn and further shrub borders. There is an additional seating area which also leads to the SHED.



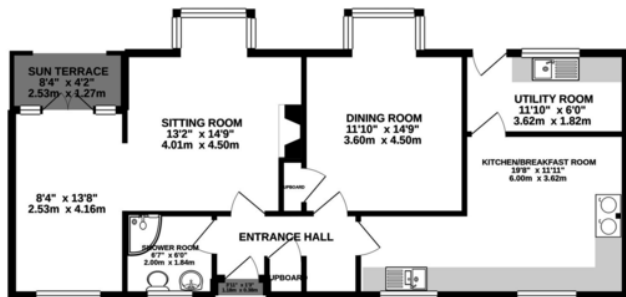
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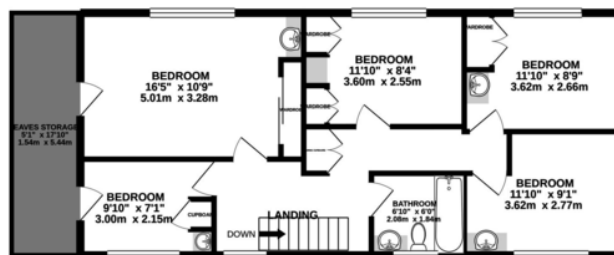
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GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 1506 sq.ft. (139.9 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		81 B
69-80	C	69 c	
55-68	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).
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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