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Woodland Rise West . Sheringham . NR26 8QL



**Guide £339,000**



# BEAUTIFULLY PRESENTED BUNGALOW OCCUPYING AN ATTRACTIVE CORNER PLOT.

This superb property is approached through the attractive, low maintenance, front garden which leads to a covered porch and the main reception hall. This hallway has a tiled floor, two storage cupboards: one housing the Worcester Bosch gas boiler with space to air clothes, and the other providing a cloaks facility. The main reception room offers two aspects and a feature agglomerate marble fireplace with 'Celesti Ultiflame' inset electric fire. Obscured glazed doors lead to a full width conservatory with additional utility area offering storage units and provision for an automatic washing machine. A further door also leads out to the rear garden. Located between the entrance hall and conservatory is a beautiful, fully fitted kitchen, with built in double oven, inset ceramic hob along with provision for all the usual white goods. There is also the addition of a full height walk in store with shelving. The property offers two double bedrooms, one with ensuite toilet facilities and the other with built in double wardrobes and views over the rear garden. There is also a modern contemporary shower room with concealed WC and low entry shower. To the rear of the property there are two patio seating areas in front of the main lawn, along with well established borders. There is access to the single garage which has roller shutter doors and space for parking in front.

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Woodland Rise is located South of the main town and close to woodland at Pretty Corner offering miles of lovely walks. There is a convenience store close by although the town itself has an excellent selection of shops along with transport links to the County Capital of Norwich and onwards to London.

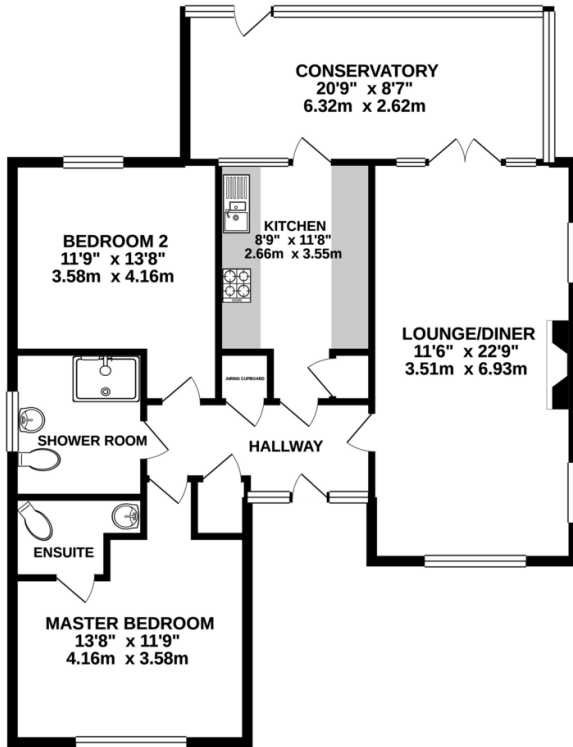








GROUND FLOOR  
1012 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA: 1012 sq.ft. (94.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		83   B
69-80	C		
55-68	D	65   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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