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15, Caxton Close . Sheringham . NR26 8SU



**Guide £345,000**

## A BEAUTIFUL HOME OF QUALITY WITH THE BONUS OF A SEAVIEW TOO

An impressive, light, double-height entrance hall greets you on arrival into to this beautifully maintained property. The ground floor offers a double aspect sitting room with bay fronted window and feature stone fireplace. The well-proportioned kitchen / breakfast room is fully fitted with a comprehensive range of units and provision for all the usual white goods. Off the kitchen is a UPVC conservatory with views across the garden. Also leading from the conservatory through double doors is the formal dining room. To complete the ground floor there is a double bedroom or occasional office with an adjacent bathroom offering both bath and shower facilities.

The first floor has a galleried landing, off which there is a large walk-in airing cupboard, two double bedrooms one with ensuite facilities and the other with amazing views out to the coast.

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Externally there is a low maintenance front garden and a long driveway offering additional off-road parking. The single garage has electric doors and loft storage space above. To the side of the garage, a gate leads through to the rear garden which has established borders, a lawned area and patio.

Beeston Regis is a popular location on the eastern outskirts of Sheringham which has excellent shopping facilities and transport links to the County Capital of Norwich..



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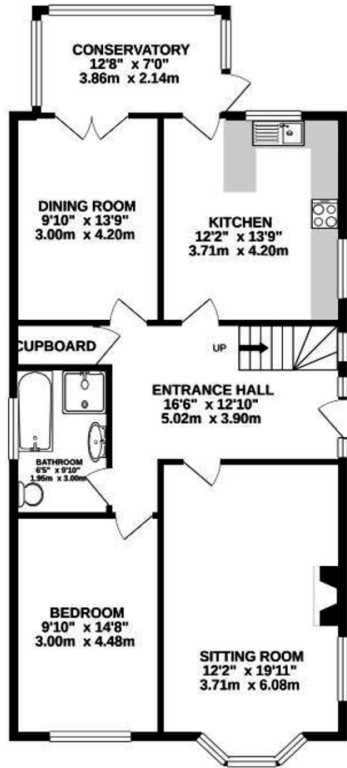
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GROUND FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



1ST FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1690 sq.ft. (157.0 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	79   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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 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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