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4, Waterbank Road . Sheringham . NR26 8RB



Guide £395,000

BEAUTIFULLY APPOINTED HOME OF CHARACTER

Waterbank Road is an established residential area set in the heart of this popular seaside Town. Naturally all the local facilities are within easy reach including both bus and rail services. This property is a traditional, Victorian Style dwelling offering modernised accommodation with a nod to its past where possible. The property has a wide entrance hall with original tiled floor and a glazed entrance door. The sitting room is beautifully proportioned and has a wide bay window to the front and central fireplace feature. The wood laminate floor continues through to the open plan dining room which has a similar fireplace feature and has a window overlooking the rear. This room then leads to the large kitchen/breakfast room with its pamment stone floor and comprehensive range of storage cupboards with provision for a range cooker and the usual white goods. French doors lead to the rear garden. On the first floor are two double bedrooms and one single all of which are served by a family bathroom. On the top floor is a further, very large bedroom (formerly two rooms), served by a shower room.

The property has a small walled garden at the front and an alleyway leading to the rear garden which is arranged in a courtyard style with space for alfresco dining. **Please note:** Viewings are restricted to changeover days as the property is currently let as a holiday home. Please phone for availability before travelling to view.



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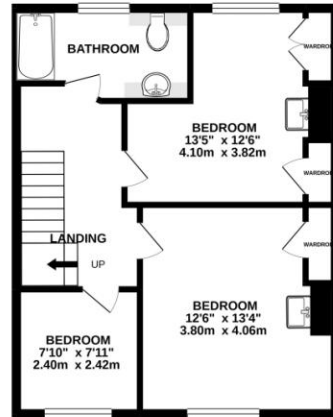
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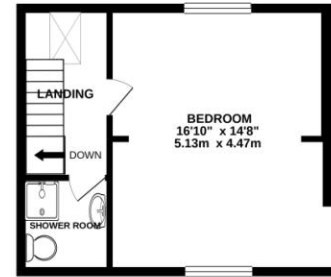
GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.

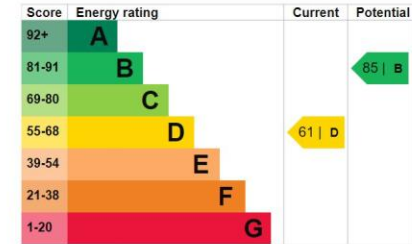


2ND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 1521 sq.ft. (141.3 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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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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