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20a, Abbey Road . Sheringham . NR26 8NN



Guide £450,000

BEAUTIFULLY PROPORTIONED HOME IN CHOICE LOCATION

Abbey Road is a highly favoured location, just south of the Town and a few minutes walk to the shops and transport facilities. The property is entered via a wide entrance hall with a useful cloakroom immediately on the left. Also in the hallway are two storage cupboards and the airing cupboard. The main sitting room enjoys three aspects, including a large window overlooking the front garden. It also has a central fireplace. The dining room is of open plan design and leads to the fully fitted kitchen with a good range of wood faced base and wall units incorporating a gas hob, built in double oven and sink unit. Off the dining room is a conservatory and off the kitchen is the Utility Room with further cupboards and plumbing for washing machine. The family bathroom has a full suite of bath, separate shower, wash basin and w.c.. The three bedrooms are also off the hallway and are arranged as two double, both with built in wardrobes and the third is a single or a home office with a feature curved wall.

To the side of the property is a brick built GARAGE. The property is approached over a brickweave driveway providing additional off-road parking. To the side of the drive is a lawned area with flower beds. A side access leads to the enclosed rear garden which is arranged in a courtyard style for ease of maintenance.



3

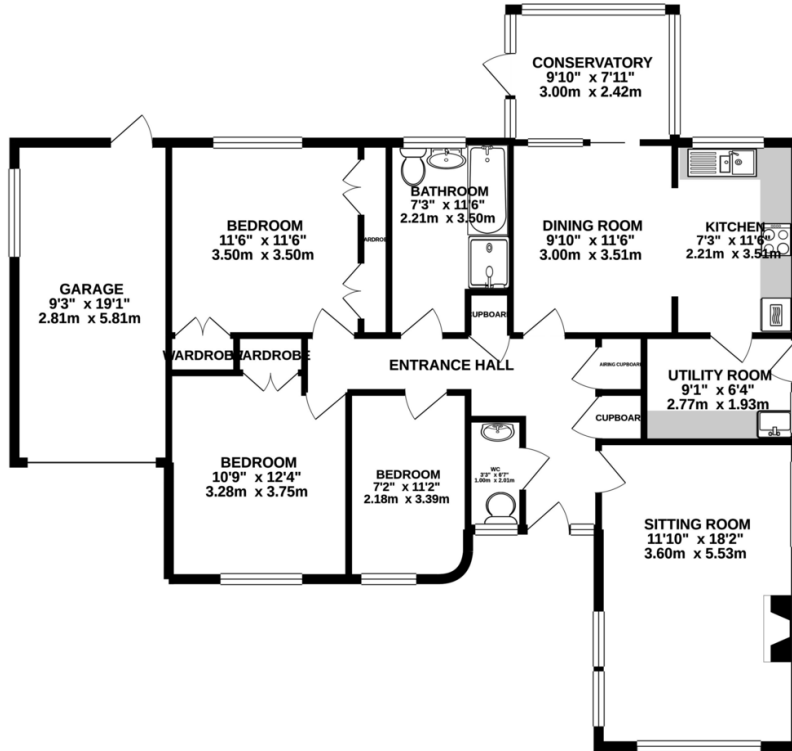
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GROUND FLOOR
1318 sq.ft. (122.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 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).

TOTAL FLOOR AREA: 1318 sq.ft. (122.4 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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