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58, Champion Way . Sheringham . NR26 8UN

4  2  2 

Guide £350,000

POTENTIAL TO PROVIDE A LOVELY FAMILY HOME

Campion Way forms part of a popular development located towards the western outskirts of the Town and approximately a mile from the Town Centre. The property offers well-proportioned accommodation and is approached via a wide entrance hall with stairs to the first floor. Just inside the hallway is a useful cloakroom with w.c. and wash basin. The sitting Room has a central fireplace feature with gas fire and a leaded window to the front. Two glazed door lead through to the dining room which in turn has patio doors opening to the large conservatory. The kitchen has doors to both the dining room and hallway and has a range of base and wall cupboards with integrated hob and oven and provision for dishwasher. The Utility Room is off the kitchen and has provision for a washing machine and further cupboards and sink unit. A fire door then leads to the garage. The first floor offers four bedrooms, all off the main landing. The principal bedroom with its ensuite bathroom overlooks the front, as does bedroom two, the other two bedrooms overlook the rear; all have built-in wardrobe cupboards. The accommodation is completed with the family bathroom offering a traditional three piece suite with an over-bath shower.

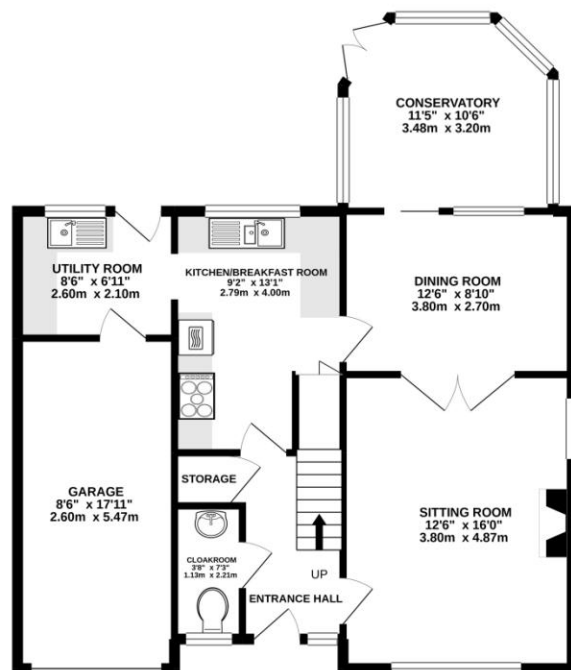
The property has an integral GARAGE with a double width driveway providing parking for two vehicles. There is a gravelled garden area to the side. The rear garden is fully enclosed with mature hedges and has a patio area and raised grass area.



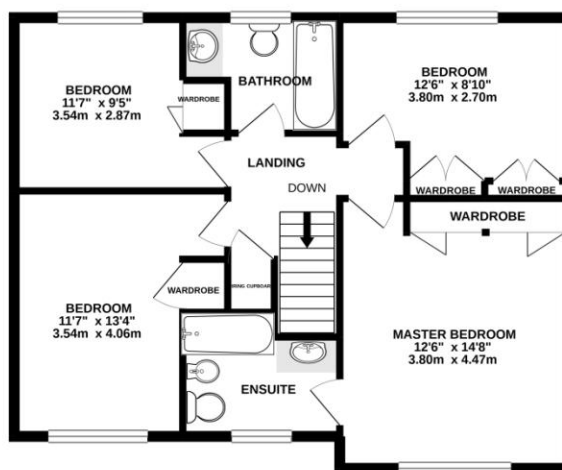
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GROUND FLOOR
839 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 1547 sq.ft. (143.7 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		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

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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