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33, Common Lane . Sheringham . NR26 8PW



Guide £352,500

ATTRACTIVE HOME OF CHARM AND CHARACTER

Common Lane is a well-established residential area located within walking distance of the Town's amenities. This property is a detached house of charm and character standing in a good sized plot. The accommodation has gas fired central heating throughout. The entrance hall is on the side of the property and gives an immediate impression of the internal character. The turning stairs have a useful storage cupboard beneath and the main sitting room leads off the hallway. This has an attractive angled bay window to the front, a beamed ceiling and a feature red brick fireplace with alcove storage to the side. The generous dining room also has a feature fireplace and glazed casement doors opening to the rear garden. This room also leads to the kitchen with its original base and wall cupboards and provision for the white goods. A utility area is off the kitchen and has a door to the garden. This area also leads to an attached timber outbuilding which has been previously used as an office. The first floor offers three bedrooms; two of which are doubles, and the third being a single. These are all served by the separate w.c. and shower room.

The property is approached over a gravel driveway which provides ample off road parking and leads to the timber GARAGE. This area then opens to the generous rear garden which is mostly grassed, fully enclosed and has a further range of timber outbuildings, including a large WORKSHOP.



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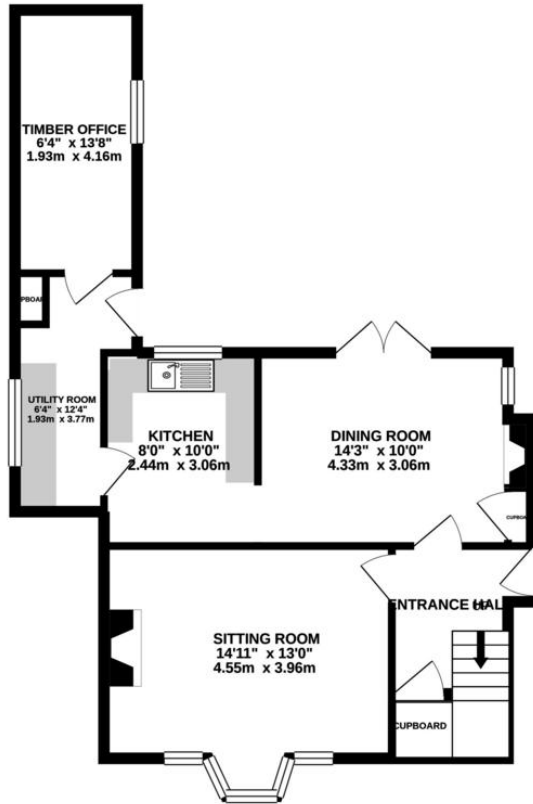
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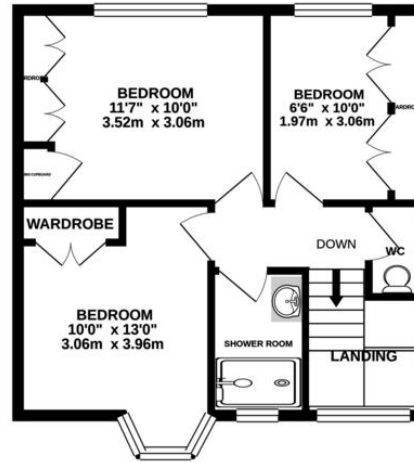
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GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	43 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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