



01263 822373  
arnoldskeys.com

46, Champion Way . Sheringham . NR26 8UN

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**Guide £350,000**



# SUPERBLY PRESENTED HOME THROUGHOUT

Campion Way forms part of a popular residential development located towards the outskirts of town and within walking distance of the schools. This property was purchased by the current client from new and was designed to meet their specific need. Originally intending to be a four bedroom property, the accommodation was re-modelled to form a three bedroom, two bathroom home although the original design could be re-instated without too much difficulty. The hallway provides access to the cloakroom with its modern suite. The sitting room with its angular bay overlooks the front and has a central fireplace feature. Glazed double doors open to the dining room which in turn leads to the large conservatory overlooking the rear garden. The kitchen also overlooks the rear and has a comprehensive range of units as well as a built in oven, hob and sink unit. This leads to the utility room which has further storage and provision for the usual white goods. A fire door opens to the garage where there is the gas boiler. The garage has an electric roller door. The first floor currently has three bedrooms, all of which are capable of housing a double bed. All the bedrooms have fitted wardrobes and the rear bedroom has a full ensuite bathroom. The remaining bedrooms are served by the large shower room with a modern three-piece suite.

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To the front of the property is a small gravelled flower bed and a brickweave driveway leading to the GARAGE. A side path leads to the gated rear garden, fully enclosed and arranged for ease of maintenance with large patio, numerous shrub beds interspersed with gravel paths.

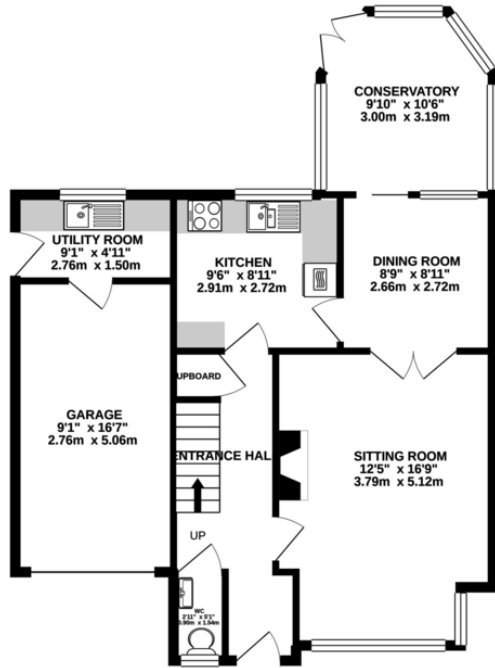




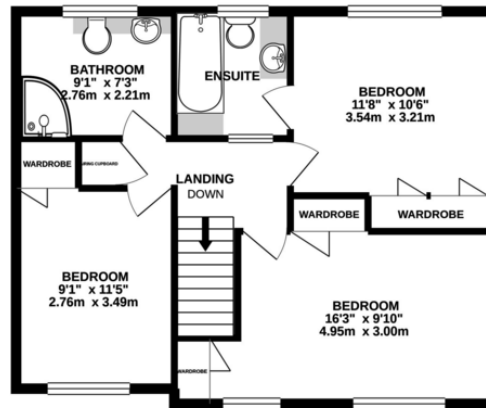




GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.9 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		77   C
55-68	D	62   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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coastal@arnoldskeys.com

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