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46, Campion Way . Sheringham . NR26 8UN



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.

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.

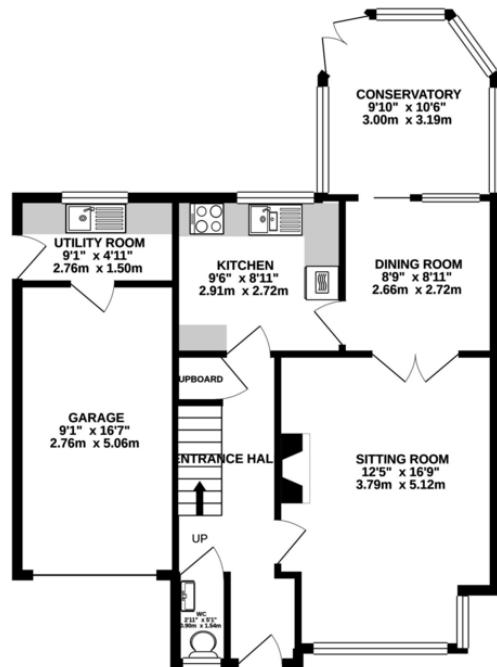


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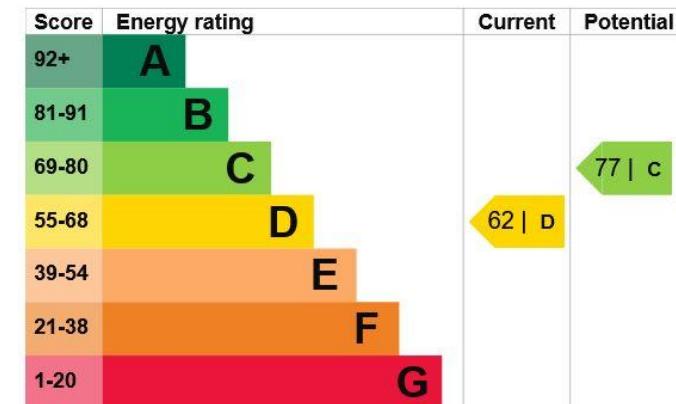
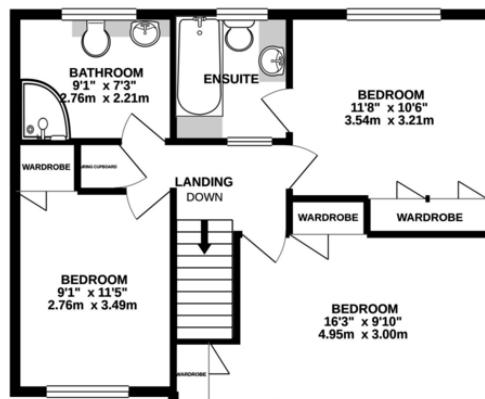




GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



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



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

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 condition or capability can be given.

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