



01263 822373
arnoldskeys.com

3 Bramble Drive . Sheringham . NR26 8XH

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Guide £350,000

STUNNINGLY PRESENTED PROPERTY IN A CUL-DE-SAC LOCATION

Tucked away in a Cul-De-Sac of just three properties, is this family home offering off road parking on a brick weave driveway. An entrance lobby leads into the main hallway with cloakroom and storage cupboard. Off the hallway is the main reception room with a deep bay window and feature fireplace. This room leads to the open-plan kitchen/breakfast room. The fully fitted kitchen area has a breakfast bar and offers space and plumbing for all the usual white goods along with a recently fitted water softener. Leading from the kitchen is the conservatory which has just had an insulated roof fitted to allow all year-round use. Doors from the conservatory lead to the enclosed low maintenance rear garden. The first-floor accommodation offers four bedrooms, one being a principal bedroom with ensuite shower room and there are two further doubles and a single. These bedrooms are served by a bathroom with a modern white contemporary suite.

Externally there is a brick weave driveway with gated access to the rear garden. The rear is mainly hard landscaped for easy maintenance and an excellent place for alfresco dining.

Bramble Drive itself forms part of a popular residential development located towards the outskirts of the Town yet within walking distance of the schools. Heating is provided by a gas fired boiler and all the windows have been replaced with UPVC sealed units.



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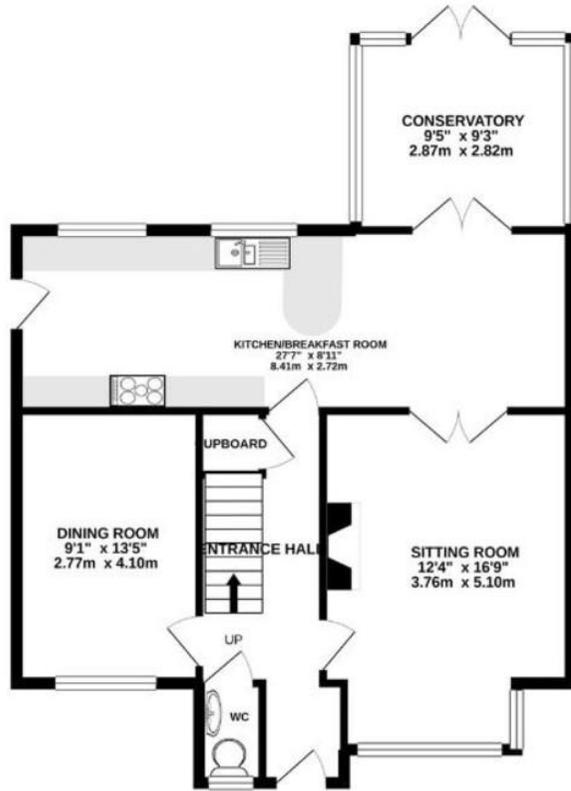
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GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 1384 sq.ft. (128.6 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		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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