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48A, The Avenue . Sheringham . NR26 8DQ



**Guide £475,000**



# LARGE FAMILY HOME IN CHOICE LOCATION WITH GREAT POTENTIAL

The Avenue is a well-established residential area within walking distance of the beach and shops. This individual detached property stands in a decent plot which faces south at the rear. The property would benefit from some updating but would provide a superb family home with the rear workshop offering potential for a home office if required. The large porch provides access to the wide entrance hall from which leads the large Sitting Room/Dining Room through a wide brick arch. The original stone fireplace remains and picture windows overlook front and rear. The former kitchen now creates a large inner lobby off which are a number of cupboards and the Utility Room with separate w.c.. The ground floor is completed by the large Kitchen/Breakfast Room with a range of custom made units, integrated oven and hob, walk-in larder cupboard and picture window overlooking the rear. The first floor has a generous landing, four bedrooms in total (Three doubles and a single) and a family bathroom with bath and shower cubicle.

A driveway provides off-road parking and leads to the garage at the front. A small enclosed garden then leads to a side access opening to the generous rear garden with patio, lawn, flower beds and borders. There is also a large brick built WORKSHOP and GREENHOUSE.

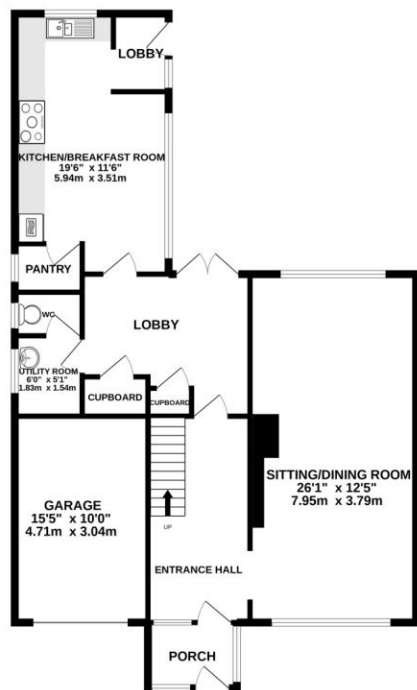


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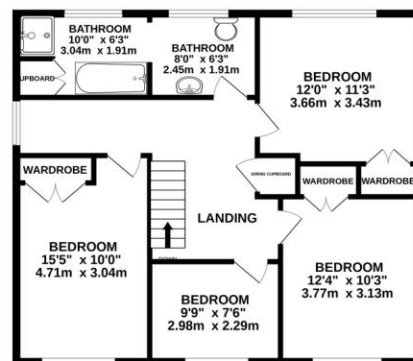




GROUND FLOOR  
1029 sq.ft. (95.6 sq.m.) approx.



1ST FLOOR  
783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA: 1812 sq.ft. (168.3 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		89   B
69-80	C		
55-68	D	64   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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