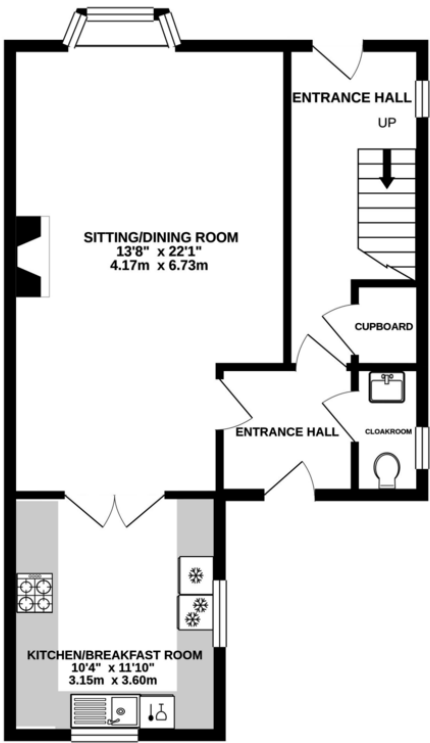




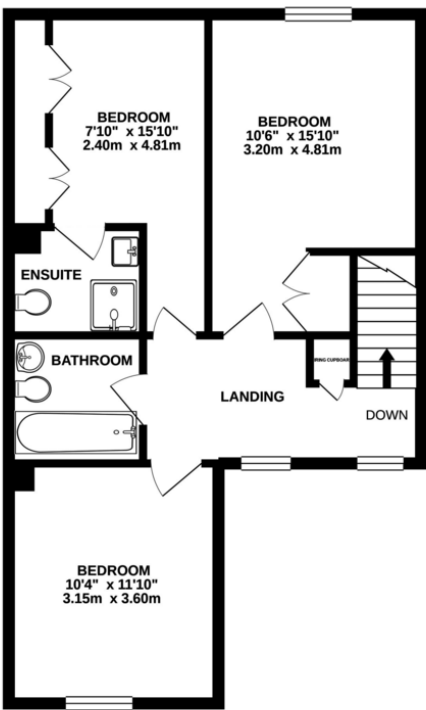
Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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.
Made with Metropix ©2021

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 £210. 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 £250. 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.

coastal@arnoldskkeys.com
01263 822373

County 01263 738444
City 01603 620551
Coastal 01263 822373

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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



4, Priory Cottages, Sheringham, NR26 8EU

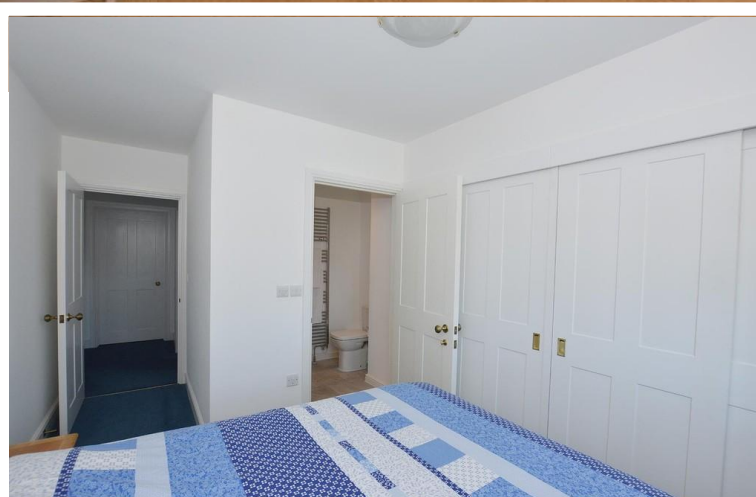
Guide Price £485,000

Located in one of the most sought-after locations of the Town overlooking Beeston Common, is this modern semi-detached dwelling of beautiful proportions offering stunning accommodation. This property is almost like new, and a viewing is highly recommended.

The quality accommodation has the benefit of gas fired central heating and sealed unit glazing throughout. The gardens are easily managed and there is allocated parking for two cars.

- Idyllic setting
- Stunning presentation
- Almost like new
- Three bedrooms including en-suite
- Two reception Rooms

arnoldskkeys.com | 01263 822373



Property Description

ENTRANCE HALL

Part glazed entrance door and window to side, oak flooring, staircase to first floor with underfloor storage cupboard. This room also leads to:

REAR ENTRANCE LOBBY

Part glazed entrance door, oak flooring. Access to:-

CLOAKROOM

Modern contemporary suite of a wall hung wash basin, concealed cistern w.c., electric shaver light and point, window to side aspect.

SITTING ROOM

A beautifully light room with a bay window overlooking Beeston Common, oak flooring, wood burning stove in fireplace recess, provision for wall mounted TV, ample space for dining. Two glazed doors opening to:



KITCHEN/BREAKFAST ROOM

Another light room with two aspects to the side and rear. A comprehensive range of quality base and wall storage cupboards with granite work surfaces and upstands. Metro style tiling, integrated appliances including fridge, freezer, dishwasher, electric cooker, gas hob with stainless steel filter hood over. Inset 1 1/2 bowl sink unit. Oak flooring.

FIRST FLOOR

LANDING

A generous area with windows to the rear aspect. Built in airing cupboard with pressurised cylinder with immersion heater.

PRINCIPAL BEDROOM

With window to the front aspect, radiator, range of fitted wardrobe cupboards. EN-SUITE: with corner shower cubicle, close coupled w.c., wash basin, electric shaver point and light, tiled floor and splashbacks.

BEDROOM 2

Window to front aspect. Radiator, range of fitted wardrobe cupboards.

BEDROOM 3

Window to rear aspect. Radiator.

FAMILY BATHROOM

Beautifully fitted with contemporary three-piece suite to include panelled bath with shower and screen, concealed cistern w.c., wash basin, electric shaver light and point, tiled floor and splashbacks.

GARDENS

The gardens are enclosed and have been arranged for ease of maintenance both front and rear and have been soft landscaped with numerous flowering plants and shrubs. There is allocated off-road parking for two vehicles.

AGENTS NOTE

The property is freehold, has the benefit of all mains services, and has a Council Tax Band of C