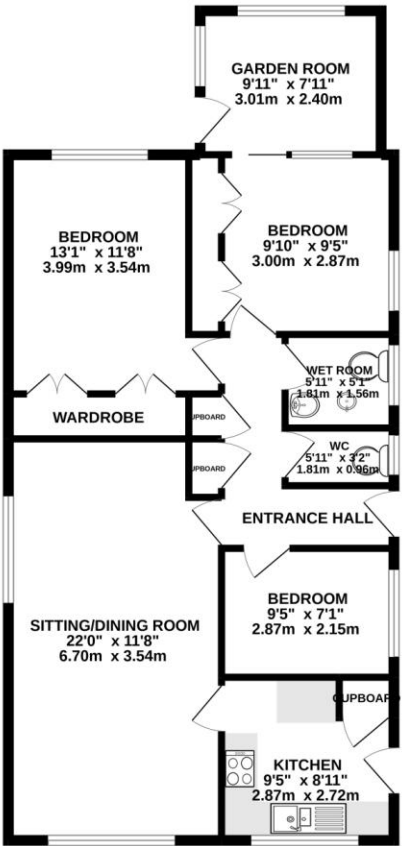




Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

GROUND FLOOR
868 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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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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.

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22 Priory Close, Beeston Regis, NR26 8SL

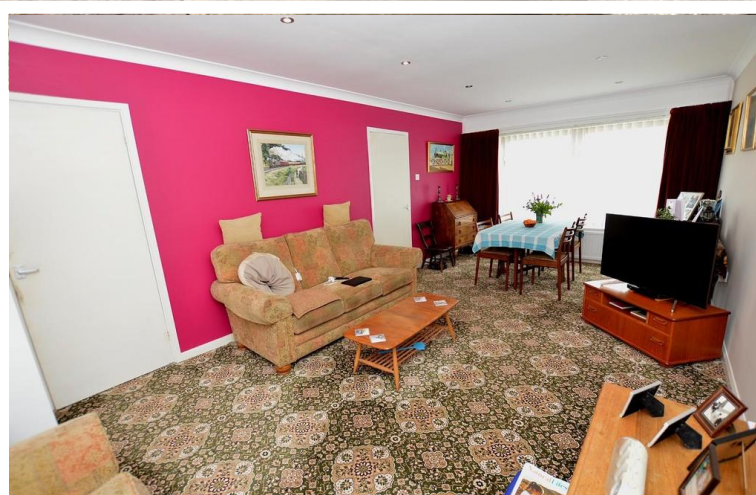
Guide Price £367,500

A well-presented, elevated detached bungalow standing in a generous plot on this popular development in Beeston Regis. The property has gas central heating and sealed unit glazing throughout and enjoys a southerly aspect at the rear. The main Town Centre is approximately a mile distant.

Sheringham itself offers a wide range of facilities including several shops and restaurants along with the wonderful promenade and seafront.

- Gas fired central heating
- Double glazing
- Garage
- Ample off road parking
- Elevated position

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Property Description

ENTRANCE HALL

UPVC double glazed door, wood effect tiled flooring with electric underfloor heating, two storage cupboards door too:

SITTING/DINING ROOM

Double aspect room , UPVC double glazed window to the front aspect , high level block glass window to the side aspect, radiator, fitted carpet, door too:

KITCHEN

Modern kitchen units comprising wall and base units under a laminated work surface, integrated dishwasher, fridge freezer, space for slot in cooker, tiled flooring, wall mounted combination gas fired boiler, UPVC double glazed window to the front aspect, UPVC glazed door to the side giving access from the driveway.



BEDROOM 1

Spacious double room with two double built in wardrobes, radiator, UPVC double glazed window to the rear aspect, radiator.

BEDROOM 2

Double room, UPVC double glazed window to the side aspect, double sliding doors leading to sun room. Two built in double wardrobes, radiator, fitted carpet.

SUN ROOM

UPVC double glazed window with rear garden views, UPVC glazed door to the garden, tiled flooring.

BEDROOM 3

UPVC double glazed window to side aspect, radiator, fitted carpets.

WET ROOM

Obscured double glazed window, fully tiled, shower, close coupled WC, wash hand basin on a pedestal, chrome heated towel rail, under floor electric heating, extractor fan.

SEPARATE W.C.

Obscured double glazed window, fully tiled, close coupled WC.

EXTERNAL

To the front of the property is a long wide brick weave driveway leading to a detached single garage with tiled pitch roof, up and over doors, power and lighting. The front garden is mainly laid to lawn surrounded by established planting laid out for with low maintenance in mind.

A side gate leads to the South facing rear garden with patio, awn, established planting once again designed for low maintenance.

AGENTS NOTE

The property is freehold, has all main services connected and is rated Council Tax band C