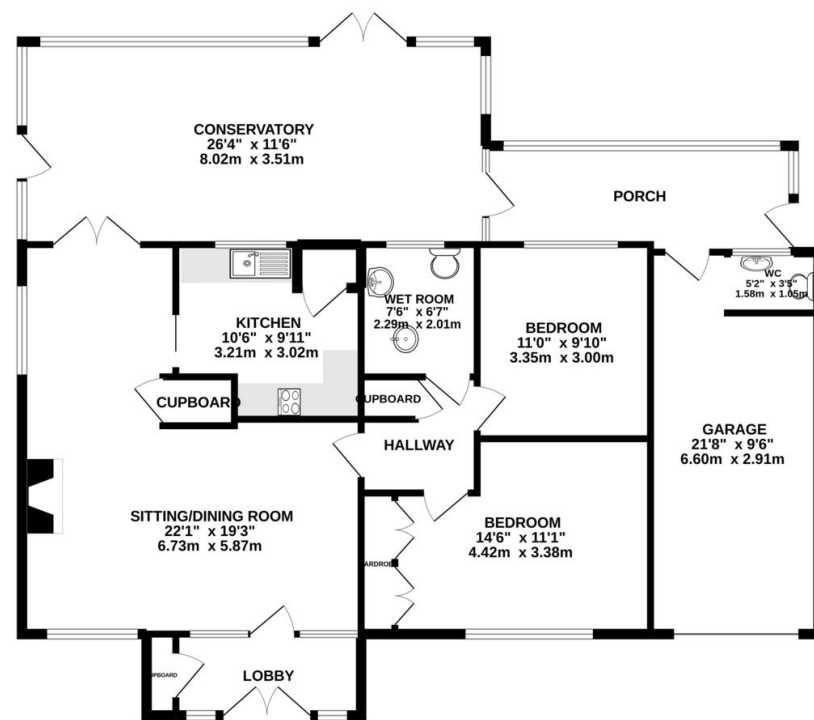




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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

GROUND FLOOR
1437 sq.ft. (133.5 sq.m.) approx.



TOTAL FLOOR AREA: 1437 sq.ft. (133.5 sq.m.) approx.
While 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 misstatement. 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 is given as to their operability or efficiency at the time of writing.
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12a Cremers Drift, Sheringham, NR26 8HY

Guide Price £400,000

Offered with no onward chain is this individual detached BUNGALOW located in a highly favoured residential area just a short walk from the Town Centre. The property has the benefit of gas central heating and sealed unit glazing throughout. A feature of the property is the very large conservatory overlooking the garden which offers potential for a large reception room.

The property stands in a decent sized plot and enjoys a good level of privacy at the rear. Bungalows in this location do not become available often.

- No onward chain
- Choice location
- Walking distance of Town Centre
- Large Conservatory
- Good sized plot

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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 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.



Property Description

ENTRANCE PORCH

With UPVC double entrance doors and side panel, radiator, built in cloaks cupboard. Glazed door opening to:

SITTING/DINING ROOM

Feature raised fireplace with tiled hearth and fitted live coal gas fire, UPVC window to front, two radiators, built in shelved storage cupboard, glazed door to conservatory, sliding door to:-

KITCHEN

Fitted with a range of base and wall storage cupboards, laminated work surfaces, tiled splashbacks, single drainer stainless steel sink unit, wall mounted Vaillant gas boiler, electric cooker point, part glazed door to:

CONSERVATORY

Of UPVC framed construction on a brick base with doors to the side and rear leading to garden. Two radiators, triplex roof, further door leading to:



UTILITY ROOM

With plumbing for washing machine, part glazed door to side, further door leading to:

CLOAKROOM

With low level w.c. and wash basin. Access to Garage.

INNER HALLWAY

Access to roof space.

BEDROOM 1

Radiator, UPVC window to front elevation, TV aerial point, two double built in wardrobe cupboards.

BEDROOM 2

Radiator, UPVC window overlooking conservatory.

WET ROOM

Close coupled w.c., pedestal wash basin, electric shower, electric shaver light and point, fully tiled walls, UPVC window.

OUTSIDE

Outbuildings include two timber SHEDS, timber SUMMER HOUSE and an attached GARAGE.

GARDENS

The property is approached through a gated entrance leading to the driveway providing off-road parking. A side access then leads to the large rear garden which is approached via a few steps which lead in turn to a large lawn with shrub and hedges borders. The gardens offer a good degree of privacy.

AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax rating of Band D

