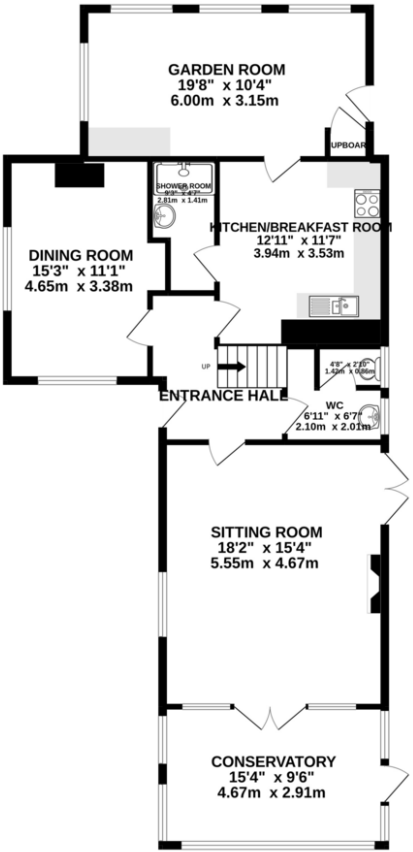




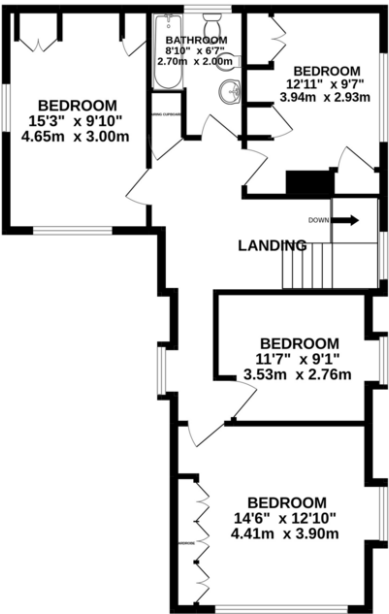
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32   F	
1-20	G		

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

GROUND FLOOR  
1069 sq.ft. (99.3 sq.m.) approx.



1ST FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 1830 sq.ft. (170.0 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.

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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 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



## The Top House, 7 Conway Road, Sheringham, NR26 8DD

Guide Price £750,000

Located on the edge of the Town and enjoying superb panoramic views to the south and east over the surrounding area and coast, is this individual detached property of character. The property occupies an elevated position and provides beautifully proportioned accommodation with gas central heating.

The property offers two generous reception rooms, sunroom and four bedrooms making it an ideal family property. The terraced gardens are beautifully maintained too and provide a number of areas to enjoy the views.

- Superb panoramic views
- Character filled accommodation
- Two Reception Rooms
- Garden Room
- Four Bedrooms

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## Property Description

### ENTRANCE HALL

Approached through an impressive oak door with external shutters and leaded insert, polished wood floor, solid wood staircase with concealed wine compartment, radiator.

### CLOAKROOM

Tiled floor, pedestal wash basin, radiator, door to W.C with part tiled walls, UPVC window.

### SITTING ROOM

An impressive room with polished wood floor, feature brick recess with timber mantle, patio doors to the side, TV aerial point, three radiators, casement doors to:

### SUN ROOM

With glorious panoramic views over the surrounding area, stone floor, UPVC windows and door to garden.

### DINING ROOM

Another beautiful room with two aspects to the front and side. Polished wood floor, three ornate alcoves, two radiators,



### KITCHEN

Fitted with a comprehensive range of pine base and wall storage cupboards, laminated work surfaces, inset sink unit, integrated dishwasher, tiled walls and floor, peninsular unit, point for gas cooker, floor mounted gas boiler providing central heating and domestic hot water. UPVC window to side and door leading to:

### SHOWER ROOM

Double width shower tray with electric shower unit, pedestal wash basin, wall mounted cabinet, radiator/heated towel rail, tiled splashbacks.

### GARDEN ROOM/UTILITY

With stone floor, three aspects, fitted storage cupboards, two wall light points, plumbing for washing machine, door to side.

### LANDING

UPVC window to the side with excellent views. Access to roof space, further UPVC window to the west aspect, built in airing cupboard with lagged cylinder and immersion heater.

### BEDROOM 1

Two aspects with excellent views to the front and side, triple fitted wardrobe cupboard and dressing table, radiator, further built in store cupboard.

### BEDROOM 2

UPVC window with superb views to the east, radiator.

### BEDROOM 3

UPVC window with superb views to the east, built in store cupboard, two fitted wardrobe cupboards.

### FAMILY BATHROOM

Panelled bath with telephone style mixer and shower, vanity wash basin with cupboards beneath, close coupled w.c., radiator, tiled walls and floor.

### BEDROOM 4

Two aspects to the south and west with superb views, Radiator, fitted wardrobe cupboard with store cupboard above.

### OUTSIDE

Detached tandem style DOUBLE GARAGE with wooden entrance door and off-road parking for one vehicle in front.

### GARDENS

The gardens are quite a feature of the property having been skilfully landscaped with terraced lawns, numerous flower and shrub areas, paved patio area over the garage with glorious views to the south and west. There is a pedestrian gate leading to the path alongside Beeston Hill.

### AGENTS NOTE

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