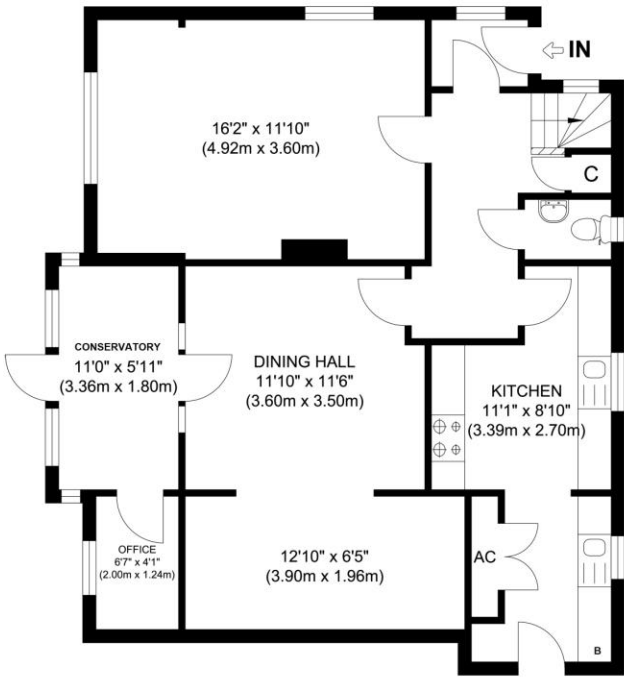


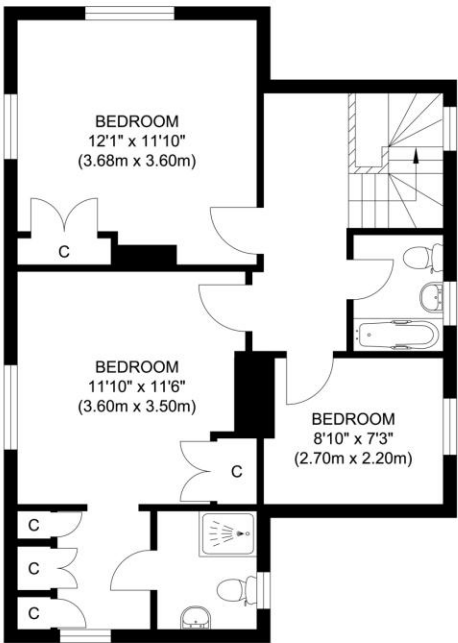


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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



GROUND FLOOR



FIRST FLOOR

### 12 The Rise, Sheringham, NR26 8QA

Illustration for identification purposes only, measurements are approximate, not to scale.

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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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



### 12 The Rise, Sheringham, NR26 8QA

Located in a highly favoured location is this individual detached house of charm and character standing in attractive gardens on an enclosed corner plot. The property is just south of the Town and within walking distance of the shops and transport facilities. The property has been previously extended and provides three bedrooms including a principal suite with ensuite and dressing area.

The accommodation has gas fired central heating and sealed unit glazing throughout and the outbuildings include a Summer House/Studio for those wanting a small home office.

### Guide Price £500,000

- Highly favoured residential location
- Corner plot
- Three Bedrooms
- Principal suite with dressing Room
- Attractive Gardens

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## Property Description

### ENTRANCE PORCH

With composite entrance door, stained glass window, tiled floor, part glazed door to:

### ENTRANCE HALL

Turning staircase to first floor with understairs storage cupboard, radiator, oak laminate floor.

### CLOAKROOM

UPVC window, close coupled w.c., wash basin, electric heated towel rail, tiled floor.

### SITTING ROOM

Live coal gas fire in timber surround, TV aerial point, two aspects to front and side, Two radiators.

### DINING ROOM

Two radiators, open to snug area, UPVC window to rear, two wall light points. Glazed door to:

### GARDEN ROOM

Wood laminate floor, electric convector heater, glazed door to side patio, and door to:



### OFFICE

UPVC window.

### KITCHEN

Range of shaker-style base and wall storage cupboards, laminated work surfaces, inset ceramic sink unit, provision for dishwasher, point for dual fuel cooker, tiled splashbacks. leading to:

### UTILITY ROOM

Inset sink unit, further base and wall storage units, wall mounted Vaillant gas boiler providing central heating and domestic hot water, fitted airing cupboard housing pre-lagged cylinder. Part glazed door to rear garden.

### LANDING

Stained glass porthole window to front, radiator.

### PRINCIPAL BEDROOM

Radiator, UPVC window, built in double wardrobe cupboard. Leading to DRESSING ROOM: With range of fitted wardrobes and storage cupboards, UPVC window. Leading to:

### ENSUITE SHOWER ROOM

Enclosed shower cubicle with independent electric shower, close coupled w.c., pedestal wash basin, part tiled walls, electric wall mounted heater, radiator, UPVC window with glimpse of the sea in the distance.



### BEDROOM 2

Two aspects, radiator, built in double wardrobe cupboard.

### BEDROOM 3

Radiator. UPVC window.

### BATHROOM

Panelled bath with mixer shower above, pedestal wash basin, close coupled w.c., part tiled walls, radiator, wall mounted electric heater.



### OUTSIDE

Outbuildings include SUMMER HOUSE/HOME OFFICE with doors opening to large decking area, attached WORKSHOP at rear, GREENHOUSE. Small timber SHED with further decking.

### GARDENS

The property stands in neatly maintained landscaped gardens, fully enclosed with high hedges and close panelled fencing. There is a driveway providing off-road parking. There is an large lawn leading to a patio which in turn leads to the decking. Through out the garden is established and colourful planting. A further lawned garden area is at the rear of the property too.



### AGENTS NOTE

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