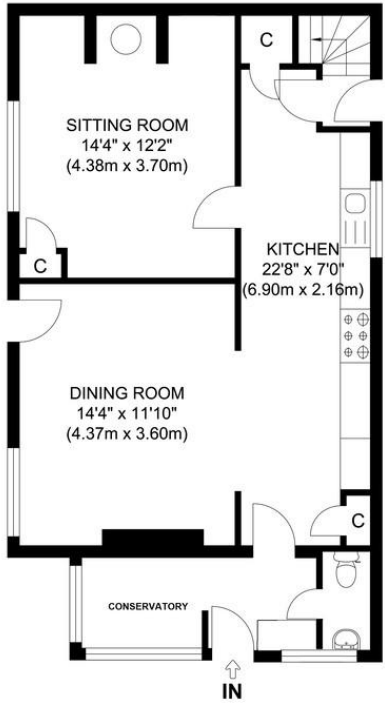


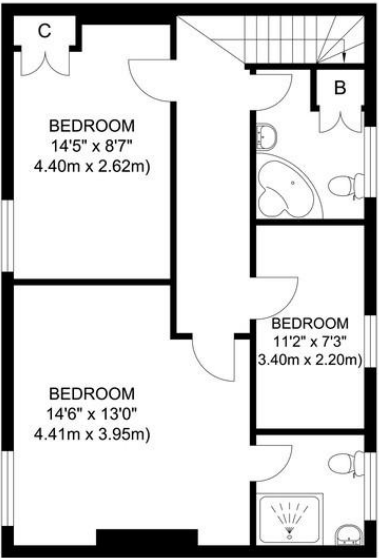


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

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



GROUND FLOOR



FIRST FLOOR

97 Beeston Road, Sheringham NR26 8EJ

TOTAL APPROX. FLOOR AREA 1225.36 SQ.FT. (113.84 SQ.M.)

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.

coastal@arnoldskeys.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 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.

# Arnolds | Keys



## 97 Beeston Road, Sheringham, NR26 8EJ

One of Sheringham's best kept secrets is this beautiful flint and brick cottage standing in a large plot yet just a short walk from the beach and town centre. Formerly two cottages, this property was renovated to provide a superb home of character retaining several original features. The rooms are beautifully proportioned and have the benefit of gas fired central heating with additional wood burning stoves.

The garden is a joy too offering a number of seating areas and outbuildings including, the "Rose and Corona" bar; an ideal location to watch the trains slow down as they enter Sheringham Station. Ample off-road parking too.

arnoldskeys.com | 01263 822373

## Guide Price £495,000

- Character flint and brick cottage
- Large Gardens
- Outbuildings
- Three Bedrooms including ensuite
- Two reception rooms



## Property Description

### ENTRANCE CONSERVATORY/BOOT ROOM

UPVC sealed unit windows and stable door, split level tiled floor, radiator, provision for washing machine, fitted seating/storage units.

### CLOAKROOM

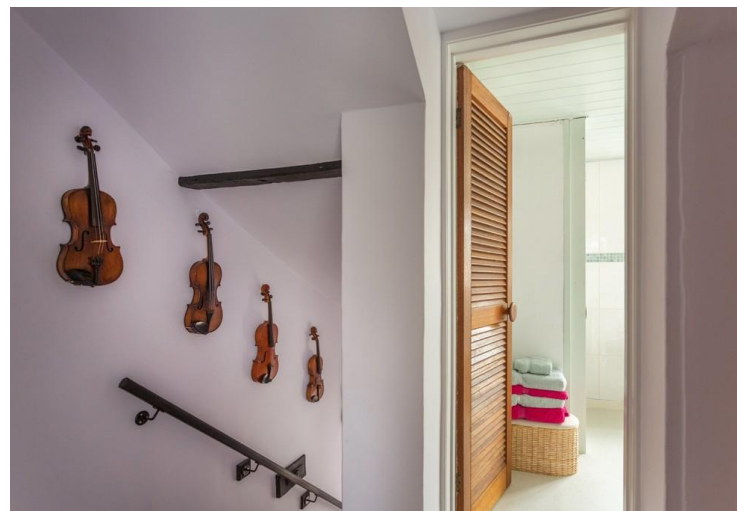
Tiled floor, radiator, close coupled w.c., freestanding wash basin on wooden unit, UPVC window.

### KITCHEN

Fitted with a comprehensive range of shaker-style units with laminated work surfaces and tiled splashbacks, among the base units are open units with wicker baskets. Integrated fridge and freezer, Rangemaster dual fuel range style stove, radiator, two UPVC windows, 1 1/2 bowl enamel sink unit, recessed spot lighting. Open plan and leading to:

### DINING ROOM

Wood burning stove in brick surround with timber mantel, a pamment stone hearth, radiator, UPVC window to side aspect, oak door to side, beamed ceiling.



### SITTING ROOM

With multi-fuel stove in recess with Bressummer beam mantel, wood laminate floor, service meter cupboard, beamed ceiling, shelved and illuminated alcoves, TV aerial point. Radiator.

### REAR ENTRANCE LOBBY

Part glazed UPVC door to rear.

### LANDING

Ceiling beams

### PRINCIPAL BEDROOM

Radiator, ceiling beam, UPVC window, TV aerial point. Please note: The bedroom furniture in this room is available at valuation if required.

### ENSUITE

Double width, level entry shower with drench head and spray, vanity wash basin, close coupled w.c., fully tiled walls, chrome heated towel rail, UPVC window.

### BEDROOM 2

Radiator, UPVC window, built in wardrobe with curtained door, ceiling beams.

### BATHROOM

Corner bath with mixer shower above with drench head and spray, pedestal wash basin, close coupled w.c., part tiled walls, fitted airing cupboard housing Worcester gas boiler and pressurised hot water cylinder, chrome heated towel rail, UPVC window.

### BEDROOM 3

Radiator, UPVC window with timber cill.

### OUTSIDE

The property is approached over a long tarmac driveway leading to the large garden plot with ample space for parking a number of vehicles. Alongside the driveway is a grassed area with secluded seating areas and established planting. There are two ornamental ponds and a number of timber outbuildings including the Rose and Corona (a former workshop, currently used as a small home bar), Wendy House, two Store Sheds, Greenhouse, two wood stores and a fuel bunker. The other areas of garden include a number of seating areas and a beautiful pergola with productive vine. Please note that the adjoining property has a pedestrian right of way at the rear which is seldom exercised.

### AGENTS NOTE

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