



46 Childsway, Sheringham

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**46 Childs Way  
Sheringham, Norfolk NR26 8TX**

Holt 4 miles

Norwich 20 miles

Well appointed detached 3 bedroom bungalow pleasantly situated on a much favoured residential development. Constructed by renowned local developers, Norfolk Homes, the property has recently been improved by the current owners and now offers a well appointed home.

**GUIDE PRICE £450,000**



## The Property

The property offered for sale is a spacious, detached, 3 bedroom bungalow pleasantly situated on this popular development towards the western outskirts of the town. Originally constructed by renowned local developers, Norfolk Homes in the late 1980's, the property has been recently re-furbished by the current owners to include a new kitchen and bathrooms. The well appointed accommodation comprises an entrance hall, a sitting room with an open fireplace housing a gas fire, a large and well fitted out kitchen/diner, a garden room, utility room, master bedroom with en suite, two further bedrooms and a family shower room. The property enjoys the benefit of gas fired central heating throughout and UPVC sealed unit double glazed windows and doors. Outside, there is off street parking and a garage. There are gardens to the front of the bungalow and to the rear is a good size, private garden which is mostly laid to lawn.

## Location

Sheringham is a popular seaside town, situated just 4 miles from Cromer, 7 miles from Holt and 14 miles from Aylsham. There is a market in the town, a library, a choice of dental practises and doctors, in addition to a variety of shops and services. The railway station, from where there is a tourist train service to Holt on the Poppy Line and a regular service to Norwich, is located in the centre of the town. The County City of Norwich is just over 20 miles away from where there is a fast rail service to London Liverpool Street and Norwich Airport has direct flights to many major cities. Campion Way is within easy walking distance from Sheringham High School.

## Directions

Leave the centre of Sheringham via the Holway Road. After around a quarter of a mile you find the turning to Childs Way on your right hand side. Proceed for around 200 yards and you will find no. 46, also on your right hand side.

## Accommodation

The accommodation comprises:

UPVC front door, leading to -

### Entrance Hall

Radiator, airing cupboard with fitted shelving and factory lagged tank. Coats cupboard.

### Sitting Room (15'6 x 11'8)

Marble fireplace with wooden surround housing a gas fire. Radiator. Double doors lead to -

### Kitchen/Dining Room (20'2 x 13')

Recently refurbished and comprising a range of newly fitted base units with work surfaces over, inset one and half bowl sink unit with mixer tap, fitted double oven, surface hob and extractor hood. Fitted dishwasher, water softener. Range of matching wall units. Radiator. BT point. Space for fridge/freezer. Breakfast bar. Door to outside, Sliding doors to -

### Garden Room (21'3 x 10'9 max)

Wall mounted electric heater, fitted blinds, door to the rear garden.

### Utility Room (8'8 x 6'3)

Plumbing for automatic washing machine and tumble drier, fitted shelving, wall mounted gas fired boiler for central heating and domestic hot water.

### Bedroom One (11' x 10'10)

Extensive range of fitted bedroom furniture to include wardrobes, dressing table, drawers, and storage. Radiator.

### En suite

Tiled shower cubicle with fitted shower, vanity unit with basin over. W.C., heated towel rail, electric shaver point.

### **Bedroom Two (10'8 x 9')**

Radiator, two fitted double wardrobes.

### **Bedroom Three (9' x 9'7)**

Radiator.

### **Shower Room**

Newly refurbished, shower cubicle with fitted shower. Vanity unit with basin over. W.C., Heated towel rail. Electric shaver point.

### **Curtilage**

The property is approached over a tarmacadam driveway providing ample off street parking and leading to a garage (10'4 x 7'9) with up and over door, electric power and light (please note that the garage is presently split into a garage and utility room by a partition which could easily be removed to provide a full size garage). There are gardens to the front of the property and pedestrian access down the side leading to a good size private rear garden which is mainly laid to lawn. Also to the rear are patio areas at one end together with various inset flower and shrub beds, all fully enclosed by wooden panelled fencing.

### **General Information**

**Tenure:** Freehold.

**Tax Band:** D (2070.62–2023/24)

**Local Authority:** North Norfolk District Council, tel: 01263 513811.

**Energy Performance Certificate:** Band D

**Services:** All mains services are connected.

**Viewing:** Strictly through the sole agents, Pointens Estate Agents Telephone 01263 711880.

**Ref:** H313162.

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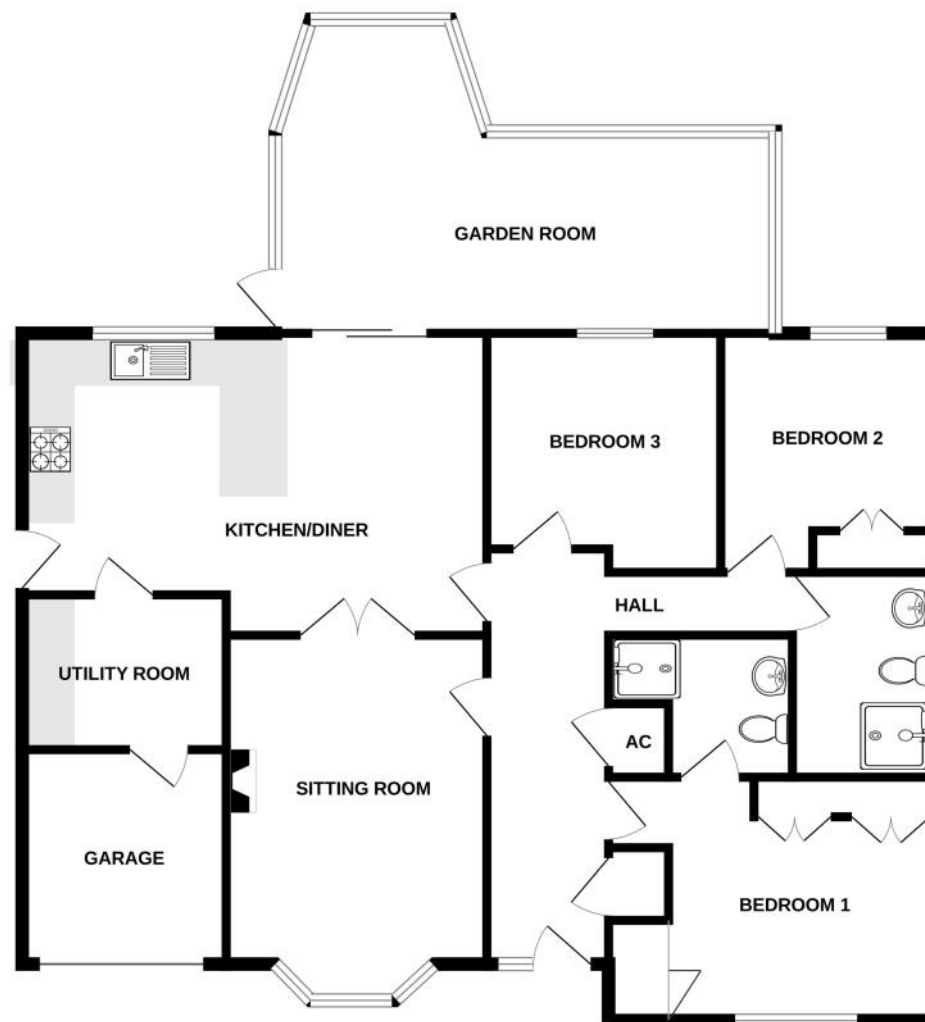
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GROUND FLOOR  
1339 sq.ft. (124.4 sq.m.) approx.



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 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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