



Energy Performance Certificate

4, Sycamore Grove, SHERINGHAM, NR26 8PG

Dwelling type: Detached bungalow
 Date of assessment: 07 April 2016
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Reference number: 8926-7824-4880-5343-3902
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 81 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,637
Over 3 years you could save	£ 570

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 159 over 3 years	You could save £ 570 over 3 years
Heating	£ 2,067 over 3 years	£ 1,707 over 3 years	
Hot Water	£ 303 over 3 years	£ 201 over 3 years	
Totals	£ 2,637	£ 2,067	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(82 plus) A	82	64	G
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 207	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 165	✓
3 Low energy lighting for all fixed outlets	£50	£ 96	✓

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



SYCAMORE GROVE SHERINGHAM NR26 8PG
 TOTAL APPROX. FLOOR AREA: 1030 SQ.FT. (95.7 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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4, Sycamore Grove | Sunway Park | Sheringham | NR26 8PG

Offered with no onward chain is this beautifully presented two bedroom detached bungalow in a cul - de - sac location within the popular residential area of Sunway Park.

Views of the sea can be enjoyed from the rear garden which takes advantage of its slightly elevated position. The property forte benefits from a gas fired central heating system and sealed unit glazing throughout. An early inspection is recommended.

Guide Price £250,000

- Two double bedrooms
- Garden room
- Garage and off road parking
- Sea views from rear garden

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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



Property Description

ENTRANCE PORCH

UPVC double glazed door to the fronts aspect, glazed door too:

ENTRANCE HALL

Storage cupboard, airing cupboard with Ideal Logic wall hung combination gas boiler and radiator, loft access, radiator.

SITTING ROOM

15' 5" x 13' (4.7m x 3.96m) Double glazed window to front and side aspect, two radiators, feature fire with wood surround and tiled hearth, television and satellite points and telephone point, double glass panelled doors leading too:

DINING ROOM

11' x 8' 9" (3.35m x 2.67m) Sliding double glazed patio doors leading to the garden room, glazed panel door leading to the kitchen, radiator.



KITCHEN

10' 8" x 8' 7" (3.25m x 2.62m) Fitted with a comprehensive range of matching base and wall storage cupboards with laminated work surfaces and matching splashbacks. UPVC sealed unit window to rear overlooking garden, inset sink unit with mixer tap, plumbing for automatic washing machine, point for gas cooker, extractor fan.

GARDEN ROOM

12' 1" x 9' 6" (3.68m x 2.9m) Double glazed windows to two aspects, double doors on the side aspect leading to the garden, radiator and television point.



BEDROOM 1

12' x 10' 4" (3.66m x 3.15m) Double glazed window to the rear aspect, built in wardrobes with over bed storage and bedside lockers, radiator.

BEDROOM 2

11' x 10' 5" (3.35m x 3.18m) Double glazed window to the front aspect, built in wardrobes with over bed storage, radiator.

BATHROOM

Double glazed window to the front aspect with obscured glazing, bath with shower mixer tap, wash hand basin inset into a vanity unit, close couple WC, fully tiled walls, tiled floor, heated towel rail.



OUTSIDE

To the front of the property is a well maintained garden mainly laid to lawn, ample off road parking leading to a single garage with up and over doors, power and light, window and door to the rear elevation.

The rear garden is mainly low maintenance with a model village set amongst hard landscaping, a patio area, garden shed and greenhouse, side access gate leading to the front of the property.

VIEWING

Strictly by appointment with Arnolds Keys Sheringham on 01263 822373.

DIRECTIONS

From Sheringham town centre, take the second exit off the main roundabout on to Holway Road, and follow until just prior to the start of the Pretty Corner woods where you will take the left hand turn in to Woodland Rise. Take the third turning on the left in to Sycamore Grove where the bungalow can be found on the right hand side.

