



OUTSIDE

To the front of the property there is a low maintenance garden with a seating area, further gravel driveway to the side for off road parking leading to a gate. The rear garden is split in to two low maintenance seating areas with some established planting. The rear garden also has a large brick and flint garden building (19' x 13') recently re felted, with single glazed window to the side aspect and double timber doors to the front.

VIEWING

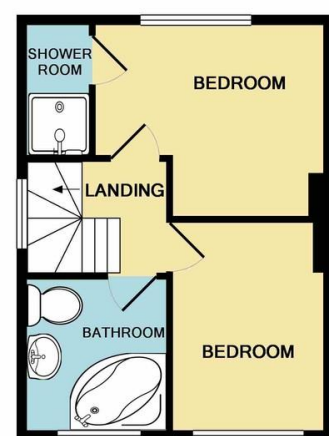
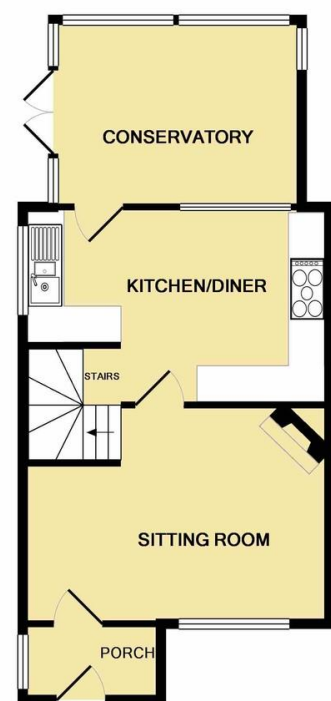
Strictly by appointment with Arnolds Keys Sheringham on 01263 822373.

DIRECTIONS

From the main round about in Sheringham, take the first left heading towards Cromer and then the third right hand turn in to Pine Grove where the property can be found on the left hands Side.

EPC

Rating E.



1ST FLOOR
APPROX. FLOOR
AREA 284 SQ.FT.
(26.3 SQ.M.)



3 Pine Grove, Sheringham | NR26 8QG

This beautiful cottage is located just on the outskirts of Sheringham, so very close to all the amenities and transport links that Sheringham has to offer. Close by there is a local shop for those essential items and public house. The current owner has updated and improved this property giving ready to move into accommodation or an ideal investment or holiday let. The property benefits from UPVC double glazing, gas fired boiler for hot water and the latest highly efficient gel filled radiators. Outside there is ample off road parking and low maintenance gardens, furthermore there is a large brick and flint garden room with further potential. Fixtures, fittings and furniture are all available by separate negotiation if required.

Guide Price £215,000

- Two bedroom semi-detached cottage
- Close to the main town centre
- UPVC double glazing
- Off road parking
- Conservatory

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Holt 01263 713966
North Walsham 01692 402357

Norwich 01603 620551
Sheringham 01263 822373
Wroxham 01603 782053

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



Property Description

PORCH

Part glazed door to the front aspect, glazed window to the side aspect, laminated wood flooring, exposed timber roof, part glazed door to:

SITTING ROOM

14' 4" x 10' 4" (4.37m x 3.17m) UPVC double glazed window to the front aspect, multi fuel burning stove on a pamment tiled hearth, television and telephone points, wall lighting, gel filled electric radiator, stairs to first floor, door to:

KITCHEN/BREAKFAST ROOM

14' 4 max" x 9' 5 max" (4.37m x 2.87m) UPVC double glazed window to the rear and side aspects, UPVC part glazed door with obscured glazing leading to conservatory. Combination



of wall and base units with laminated work surfaces and tiled splash back, 1.5 bowl stainless steel sink and drainer, plumbing for automatic washing machine and dishwasher, space for fridge freezer, space for tumble dryer, inset range cooker with four ring gas hob and griddle, circulating full width cooker hood, electric gel radiator, tiled flooring, exposed ceiling timbers, boiler cupboard housing wall mounted gas fired boiler supplying hot water.

CONSERVATORY

11' 8" x 8' 9" (3.56m x 2.67m) UPVC double glazed vaulted conservatory on a dwarf wall construction with self cleaning glass, electric remote controlled radiator, laminated flooring, doors to the side aspect leading to the rear garden.



LANDING

Stripped wooden stair case leading to first floor landing with UPVC double glazed window to the side aspect, loft access.



BEDROOM 1

11' 5 max" x 9' 4 max" (3.48m x 2.84m) UPVC double glazed window to the rear aspect, electric gel filled radiator, recessed lighting, door to ensuite with shower cubicle, extractor fan, fully tiled walls and flooring.

BEDROOM 2

10' 5" x 7' 6" (3.18m x 2.29m) UPVC double glazed window to the front aspect, electric gel filled radiator.



BATHROOM

UPVC double glazed window to the front aspect with obscured glazing, corner bath, wash hand basin on a pedestal, close coupled WC, electric heated towel rail, part tiled walls, tiled flooring.