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3, Bramble Drive . Sheringham . NR26 8XH



Guide £335,000

A BEAUTIFULLY PRESENTED HOME THROUGHOUT OFFERING FAMILY ACCOMMODATION

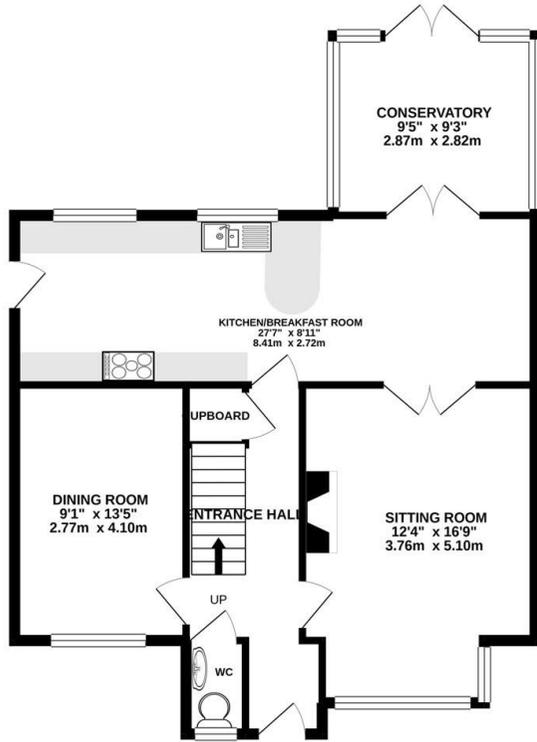
Bramble Drive is a small cul de sac of just three properties forming part of this popular residential development towards the outskirts of the Town. This property is truly delightful and offers lovely accommodation throughout. The welcoming Entrance Hall offers a cloakroom immediately on entering and also gives access to the sitting room with its bay to the front and central fireplace feature. This room then leads, through glazed doors to the breakfast room and open plan kitchen; a beautifully appointed space with a comprehensive range of units and provision for all the usual appliances including a large range style cooker. A conservatory leads off the breakfast area and opens to the garden. The ground floor is complete with the dining room which overlooks the front and was formerly the garage. The first floor has an airing cupboard on the landing and four bedrooms including the principal suite with its modern ensuite shower room. The remaining bedrooms are served by the updated family bathroom .

The property has off-road parking at the front whilst a side access leads to the rear garden. This is fully enclosed and currently arranged for ease of maintenance having been brick weaved with small flower beds at the edge.

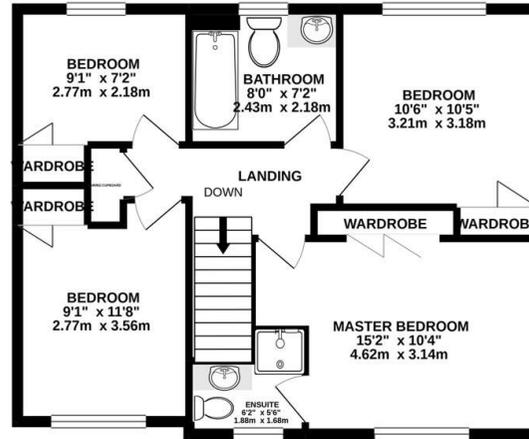




GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1384 sq.ft. (128.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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 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 £125. 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 £200. 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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