



01263 822373
arnoldskeys.com

4, Younger Drive . Sheringham . NR26 8AN



Guide £480,000

STUNNING THROUGHOUT, A BEAUTIFUL HOME IN A SOUGHT-AFTER LOCATION

Snaefell Park is a much admired development by Norfolk Homes Ltd. renowned as one of the leading house builders in Norfolk. This latest development is a small addition to the already existing Snaefell Park and is a compliment and contrast to the original site. The design of this property makes great use of available light with the welcoming entrance hall leading to an open plan, fully integrated kitchen and dining area, with plenty of cupboards and work surfaces. A glazed door leads to the living room with its large corner window and sliding patio doors to the rear garden. There is also a utility room, cloakroom and study. The glass and wood staircase leads to the first floor offering four bedrooms. The principal bedroom has an en-suite including a large shower cubicle. All the bedrooms have built in wardrobes and bedroom two has a lockable door to the family bathroom.

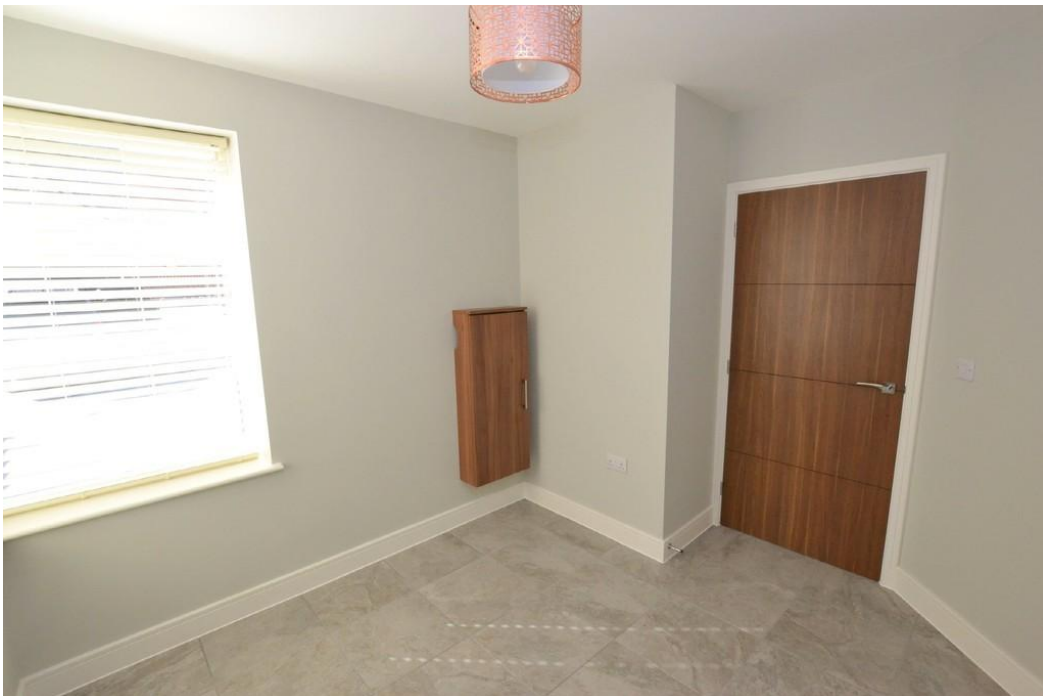
The property has a **DOUBLE GARAGE** and two off-road parking spaces. There is a small grassed area to the front whilst to the rear of the property is an enclosed garden on two levels with lawn and patio areas.



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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	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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coastal@arnoldskeys.com

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