

# Arnolds | Keys



## 35 Woodhouse Close, Sheringham, NR26 8AX

Price Guide £289,950

- No onward chain
- Two bathrooms (one en-suite)
- Triple glazing
- Off-road parking
- Two bedrooms
- Gas central heating
- Contemporary open plan design
- Close to sports facilities

# 35 Woodhouse Close, Sheringham NR26 8AX

Offered with no onward chain is this modern, semi-detached dwelling located on the edge of an established residential development, itself close to the local sports facilities, including The Reef indoor pool and gym. This property benefits from triple glazing and gas fired central heating - underfloor on the ground floor and radiators on the first floor. The contemporary design also offers two bedrooms, one with en-suite facilities.

Sheringham itself offers a wide range of shops and restaurants whilst both bus and rail services provide easy access to the City of Norwich which is approximately 25 miles distant.



Council Tax Band: B



## ENTRANCE PORCH CANOPY

With part glazed composite entrance door opening to:

The property is freehold, has all mains services connected and has a Council Tax Rating of Band B

## ENTRANCE HALL

Staircase to first floor, engineered oak flooring, understairs store cupboard currently fitted with a close coupled w.c. and wash basin (please note, there is no extractor fan installed)

## LOUNGE/DINING ROOM

A lovely light room with triple glazed window and French doors to rear garden. Continuation of oak flooring, provision for TV. Open plan design leading to:

## KITCHEN

Comprehensive range of Stiffkey Blue shaker style base and wall cabinets with solid work surfaces and metro tiled splashbacks and wall tiling. Triple glazed window to front aspect, inset sink unit, inset electric hob with stainless filter hood above, provision for washing machine, integrated double oven. Wall mounted gas fired boiler providing central heating and domestic hot water.

## FIRST FLOOR

### LANDING

Built in store cupboard.

### BEDROOM 1

Triple glazed window to rear aspect, radiator, provision for TV, built in wardrobe with sliding mirror doors. Door to:

### ENSUITE

Enclosed shower cubicle with mixer shower and wall tiling. Window to rear aspect, radiator, pedestal wash basin.

### BATHROOM

Panelled shower bath with screen, pedestal wash basin, close coupled w.c., chrome heated towel rail, window to side aspect, fully tiled walls and floor.

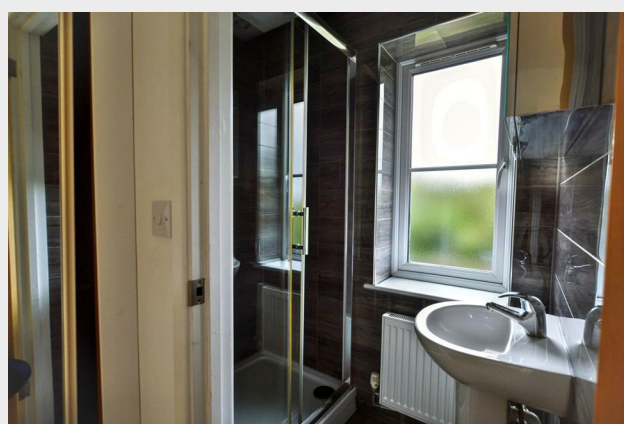
### BEDROOM 2

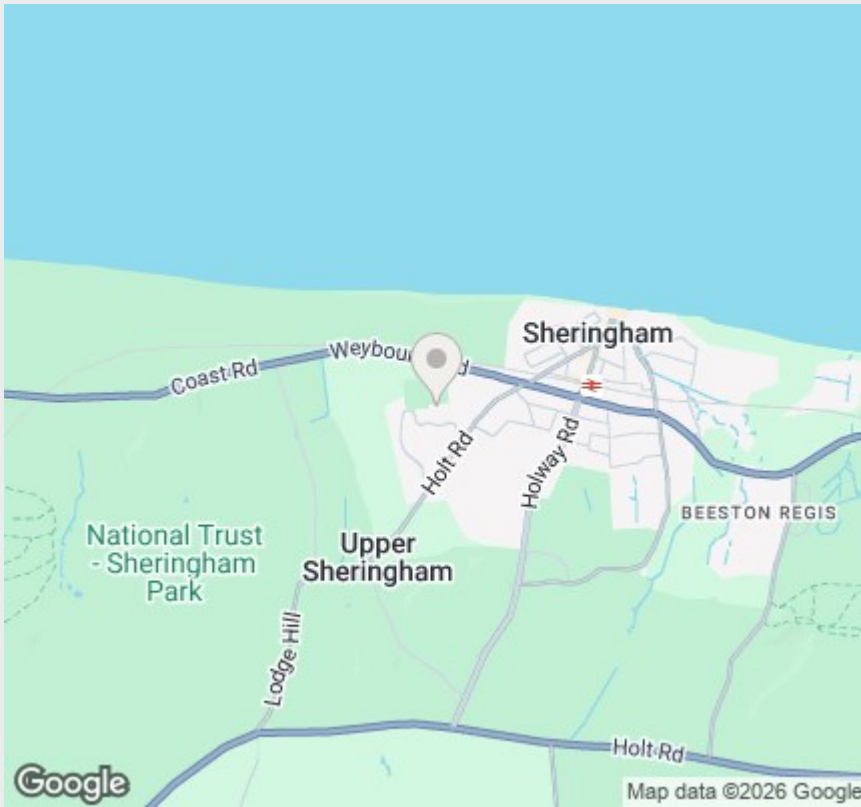
Two windows to the front aspect, radiator.

## OUTSIDE

To the front of the property is a brick weave area providing off-road parking for two vehicles. A gate then leads to the fully enclosed rear garden which has a paved patio immediately at the rear leading to a lawned area. There is a timber GARDEN SHED and a gate leading to the sports facilities.

## AGENTS NOTE






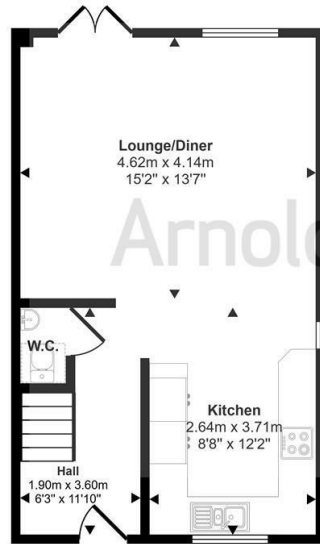
## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

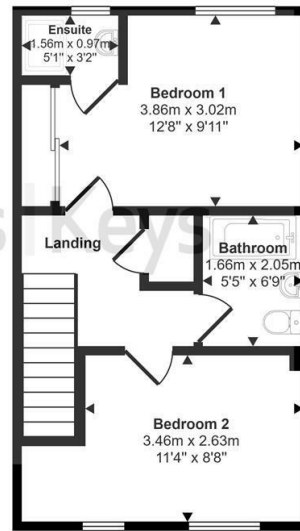
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	


Approx Gross Internal Area  
73 sq m / 785 sq ft



Ground Floor  
Approx 37 sq m / 399 sq ft



First Floor  
Approx 36 sq m / 386 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

