

# Arnolds | Keys



**13 Beach Road, Sheringham, NR26 8BH**

**Offers Over £525,000**

- Envious coastal location
- Three reception rooms
- Two bathrooms (including ensuite)
- Off-road parking
- Stone's throw from the beach
- Four bedrooms
- Easy to manage gardens
- Gas central heating

# 13 Beach Road, Sheringham, NR26 8BH

A wonderful opportunity for those seeking a home by the sea, this beautifully appointed and generously proportioned dwelling enjoys an enviable coastal position. Formerly the home of the Sheringham Lifeboat coxswain, the property is quite literally a stone's throw from the beach and promenade.

The current owners undertook a significant refurbishment programme in 2012, creating the attractive and well-presented home offered today. The accommodation benefits from full gas-fired central heating and offers three reception rooms, four bedrooms and two bathrooms (including one en-suite). Outside, there are easy-to-maintain gardens and, importantly, an off-road parking space.



Council Tax Band: D



## ENTRANCE PORCH CANOPY

Part glazed composite entrance door opening to:

## ENTRANCE HALL

Part panelled walls, radiator, period tiled floor, stairs to first floor with understairs cupboard.

## LOUNGE

Wide bay window to front aspect with upholstered window seat. Provision for TV, feature redbrick fire place with timber mantel and housing a wood burning stove, radiator.

## DINING ROOM

Wide bay window to front aspect, engineered oak flooring, radiator, twin glazed doors opening to:

## BREAKFAST ROOM

With glazed roof with fitted window blinds, glazed French doors to rear garden, radiator, engineered oak floor, provision for TV, twin glazed doors opening to:

## KITCHEN

Beautifully fitted with a comprehensive range of shaker-style base and wall cabinets with wood work surfaces and upstands, inset stainless steel suni unit, fitted electric Aga with filter hood above, integrated dishwasher, refrigerator, freezer and microwave, window to rear aspect, radiator. Tiled floor. Glazed door to:

## UTILITY ROOM

Part glazed door and window to side aspect, inset sink unit, fitted store cupboard, provision for washing machine. Door to:

## CLOAKROOM

Close coupled w.c., wash basin with tiled splashback, fitted cupboard housing gas fired boiler providing central heating and domestic hot water.

## LANDING

Radiator, access to roof space.

## BEDROOM 1

Two windows to front aspect, radiator, fitted wardrobe cupboard. Part glazed door to:

## ENSUITE

Panelled bath, pedestal wash basin, close coupled w.c., electric shaver light/point, fully tiled walls, heated towel rail.

## BEDROOM 2

Window to rear aspect, radiator.

## BEDROOM 3

Window to front aspect, radiator.

## BEDROOM 4

Window to rear aspect, radiator.

## BATHROOM

Panelled bath, pedestal wash basin, close coupled w.c., window to rear aspect, shower enclosure with mixer shower, part panelled walls, heated towel rail.

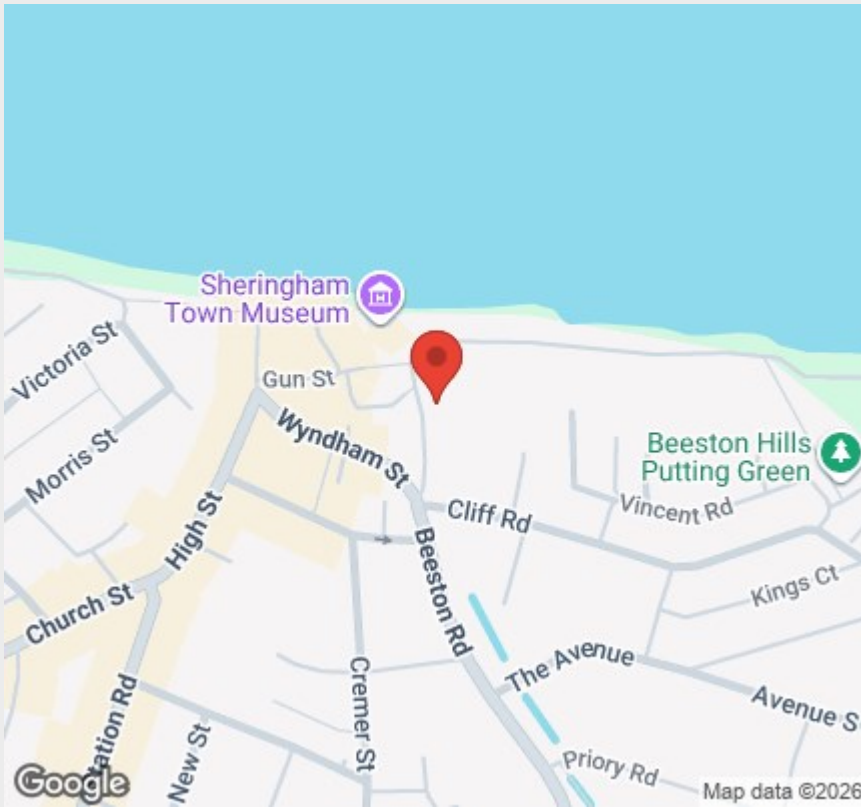
## OUTSIDE

Steps lead from Beach Road to the property; the front garden is neatly arranged as a lawn with established shrub beds. There is an off-road parking space at the front too. A side access leads to the fully enclosed rear garden which has a patio immediately at the rear with steps leading to the raised lawn and further raised flower beds. There is an additional patio area, SUMMER HOUSE and block built STORE.

## AGENTS NOTE

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



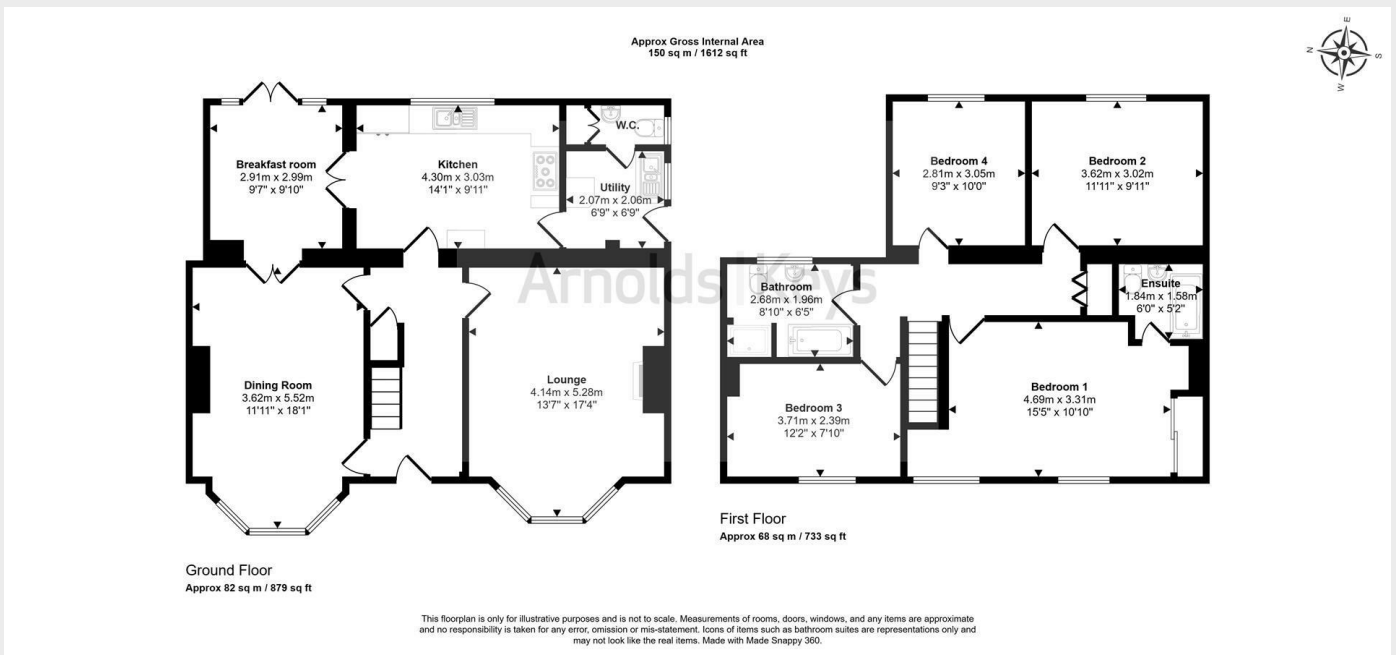


## Viewings

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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>		<b>66</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	



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 (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

