

PRICE GUIDE

£439,000

Lavender Drive, Sheringham, NR26 8XJ

Arnolds | Keys









THE PROPERTY

1 Lavender Drive, Sheringham, NR26 8XJ

Enjoying a cul-de-sac location is this beautifully presented modern, detached home offering four bedrooms and two bathroom. The property has been extended at the rear on the ground floor to provide a large dining room with a vaulted ceiling, a great addition to the accommodation. Gas central heating is installed throughout.

The cul-de-sac forms part of a modern development towards the outskirts of the Town and is close to both junior and secondary schools. Sheringham itself offers a wide selection of shops and restaurants whilst both bus and rail services provide easy access to the City of Norwich.

A beautifully presented property enjoying a cul-de-sac location, with generously proportioned accommodation having been extended at the rear.

4 2 2 D C

THE DETAILS

Property Details

ENRANCE HALL
Part glazed entrance door, radiator, staircase to first floor with understairs storage cupboard.

CLOAKROOM
Window to front aspect, close coupled w.c., radiator, wash basin with tiled splashbacks.

LOUNGE
Large window to front aspect, timber fire surround with stone hearth housing wood burning stove. Provision for TV, arched alcove, twin glass doors to:

KITCHEN/BREAKFAST ROOM
Comprehensive range of white base and wall cabinets, laminated work surfaces and tiled splashbacks, inset sink unit, integrated electric double oven, inset four ring gas hob with stainless steel extractor hood above. Provision for dishwasher, two radiators, fitted breakfast bar, fully tiled floor, archway to:

DINING ROOM
Vaulted ceiling with two Velux roof lights, fully glazed French doors and window to rear making this a lovely light room, two radiators.

UTILITY ROOM
Part glazed door to side aspect and window to rear. Inset sink unit, space for fridge freezer, provision for washing machine, continuation of tiled floor, radiator, fire door to GARAGE.

LANDING
Access to roof space.

BEDROOM 1
Window to front aspect, radiator, built in double wardrobe with folding mirror doors. Door to:

ENSUITE
Pedestal wash basin, corner shower enclosure with electric shower unit, close coupled w.c., radiator. Window to front aspect, part tiled walls.

BEDROOM 2
Built in wardrobe cupboard with folding mirror doors, window to rear aspect, radiator.

BEDROOM 3
Dormer window to front aspect, radiator, built in wardrobe cupboard with folding mirror doors.

BEDROOM 4
Built in wardrobe cupboard with folding mirror doors, window to rear aspect, radiator.

BATHROOM
Panelled bath with mixer tap, shower attachment and glass screen, pedestal wash basin, close coupled w.c., part Tiled walls, radiator, window to rear aspect.

GARAGE
With roller door, personal door to Utility Room. Wall mounted gas fire providing central heating and domestic hot water.

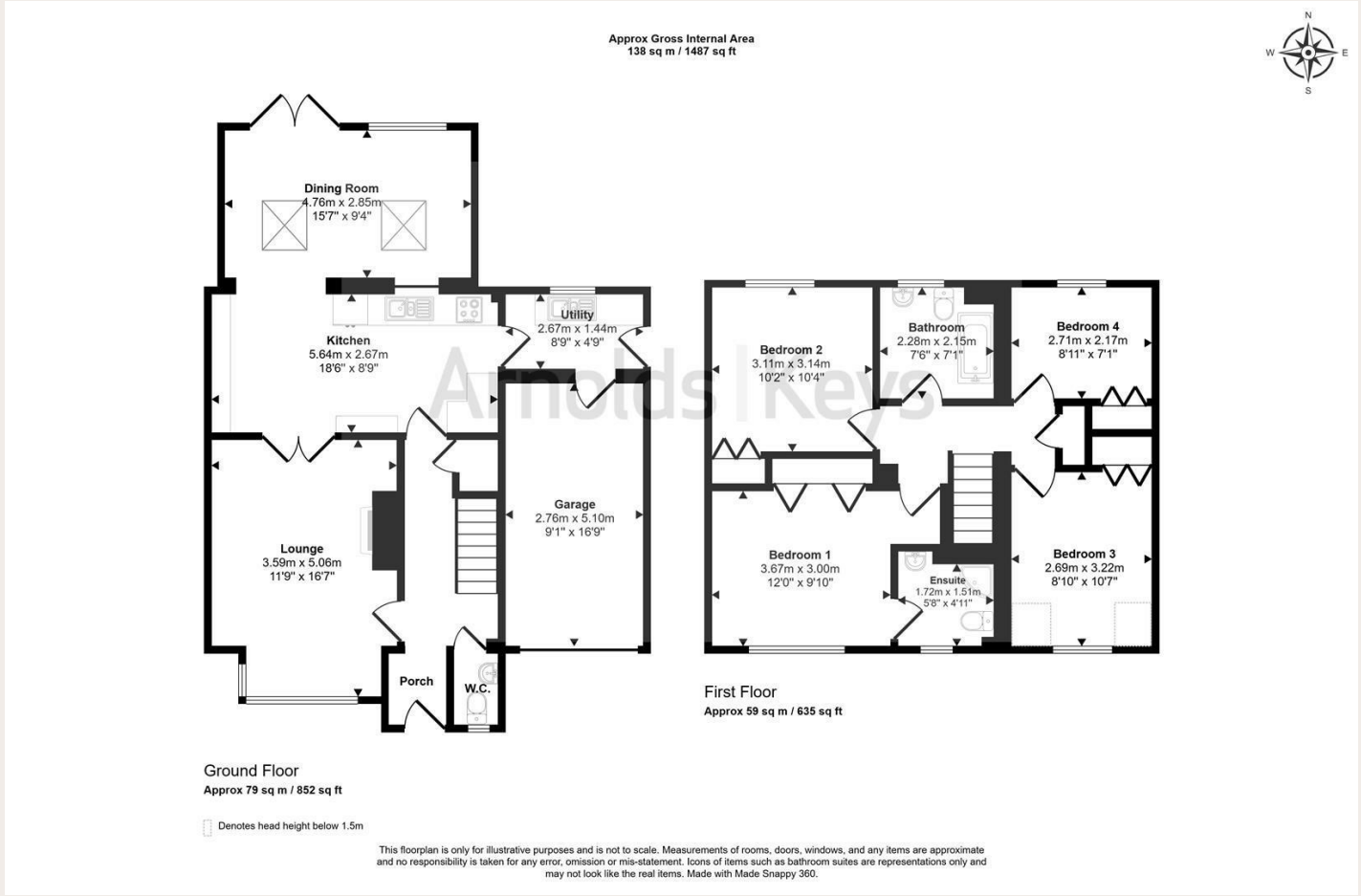
GARDENS
A brickweave driveway leads to the garage and provides an additional parking space. To the side of the drive is a shingled area for ease of maintenance. A side access leads to the fully enclosed rear garden which has a paved patio leading to a lawn with established planting to the borders.

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



Location

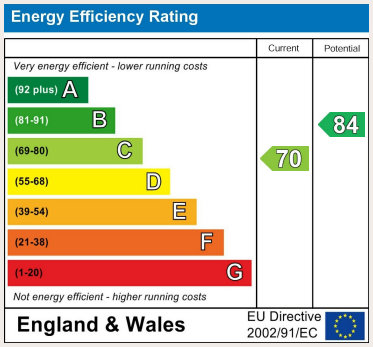
Sheringham is a charming seaside town on the north Norfolk coast, famous for its beautiful beach, traditional character and stunning coastal scenery. The town has a lively atmosphere, with independent shops, cafés and restaurants lining its streets. Sheringham's sandy beach is popular with visitors who enjoy swimming, walking and relaxing beside the sea.











Contact Us

11 Station Road, Sheringham, Norfolk, NR26 8RE
coastal@arnoldskeys.com
www.arnoldskeys.com
01263 822373

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