



14 Shepherd Close, Sheringham, NR26 8AS

Guide Price £430,000

- No onward chain
- Three bedrooms
- Large conservatory
- Gas central heating
- Cul-de-sac location
- Two bathrooms (including en-suite)
- Easy to manage gardens
- Nicely proportioned and well presented

14, Shepherd Close, Sheringham NR26 8AS

Offered with no onward chain is this modern detached chalet enjoying a cul-de-sac location on this residential development towards the western outskirts of the Town. The property is neatly presented and offers beautifully proportioned accommodation which has been further enhanced with a large conservatory at the rear. Gas central heating is installed throughout.

The Town Centre is approximately 3/4 mile distance and offers a wide range of shops and restaurants in addition to both bus and rail services providing easy access to the City of Norwich.



Council Tax Band: E



ENTRANCE PORCH CANOPY

With part glazed composite door to:

ENTRANCE HALL

Radiator, tiled floor, stairs to first floor with understairs cupboard.

LOUNGE AREA

UPVC window to front aspect, radiator, provision for TV, feature timber and marble fire surround with point for electric fire. Wide archway leading to:

DINING AREA

Radiator, fully glazed doors opening to:

CONSERVATORY

Of UPVC construction on a brick base and with a glass vaulted roof. Fully glazed doors to rear garden.

KITCHEN/BREAKFAST ROOM

With glass panelled door from hallway, comprehensive range of base and wall cabinets with laminated work surfaces and tiled splashbacks. Inset stainless steel sink unit, inset gas hob unit with filter hood above, built in electric double oven, window to rear aspect, archway to:

UTILITY ROOM

Wall mounted gas boiler providing central heating and domestic hot water, inset sink unit, provision for washing machine, radiator, part glazed door and window to rear aspect. Door to:

CLOAKROOM

Close coupled w.c., radiator, wash basin with mosaic tiled splashbacks, tiled floor.

PRINCIPAL BEDROOM

With window to front aspect, radiator, one wall completely fitted with a range of wardrobes, drawers and dressing table. Door to:

ENSUITE SHOWER ROOM

Enclosed shower cubicle with mixer shower, fully tiled splashbacks, vanity wash basin with cupboards beneath, close coupled w.c., electric shaver point, part tiled walls, window to side aspect, wall mirror.

LANDING

Radiator, access to roof space.

BEDROOM 2

Window to front aspect, radiator.

BATHROOM

Panelled bath with mixer shower and screen, vanity washbasin with cupboards beneath, close coupled w.c., radiator, part tiled walls, window to rear aspect.

BEDROOM 3

Window to front aspect, radiator, built in wardrobe cupboard.

OUTSIDE

Brick built GARAGE: With up and over door, personal side door, electric light and power point.

GARDENS

The gardens have been arranged with ease of maintenance in mind. To the front is a shingle bed interspersed with established shrubs. A brick weave driveway leads to the garage and provides additional off-road parking. The rear garden is fully enclosed with a paved patio and lawned area with further established planting to the borders.

AGENTS NOTE

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





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) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Internal Area
115 sq m / 1242 sq ft



Ground Floor
Approx 76 sq m / 816 sq ft

First Floor
Approx 40 sq m / 426 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 (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.