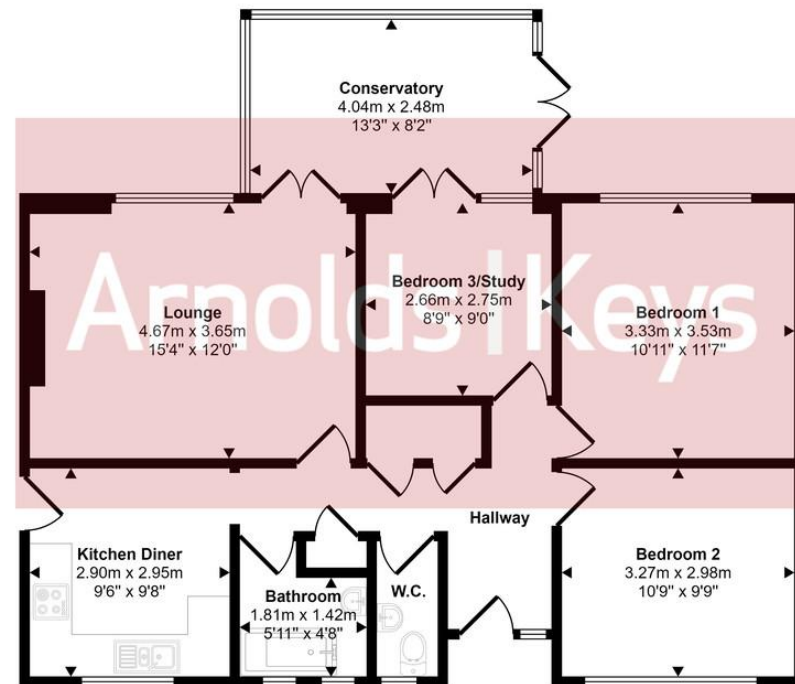




Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Approx Gross Internal Area
83 sq m / 892 sq ft



Floorplan

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.

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 £210. 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 £250. 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.

%office_emailAddress_rs%
01263 822373

County 01263 738444
City 01603 620551
Coastal 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 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. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.



3 Knowle Crescent, Sheringham, NR26 8PY Guide Price £375,000

Located in a quiet backwater of the Town is this delightful, detached bungalow enjoying a cul-de-sac setting. The property offers nicely presented accommodation with the benefit of gas fired central heating throughout. It is well-proportioned offering three bedrooms and a large conservatory overlooking the rear garden.

- Highly favoured location
- Cul-de-sac setting
- Three bedrooms
- Conservatory
- Enclosed rear garden

Knowle Crescent itself, is a highly favoured location just south of the Town yet within walking distance of the shops and transport facilities.

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Property Description

ENTRANCE PORCH

With part glazed entrance door and side panel leading to:

ENTRANCE HALL

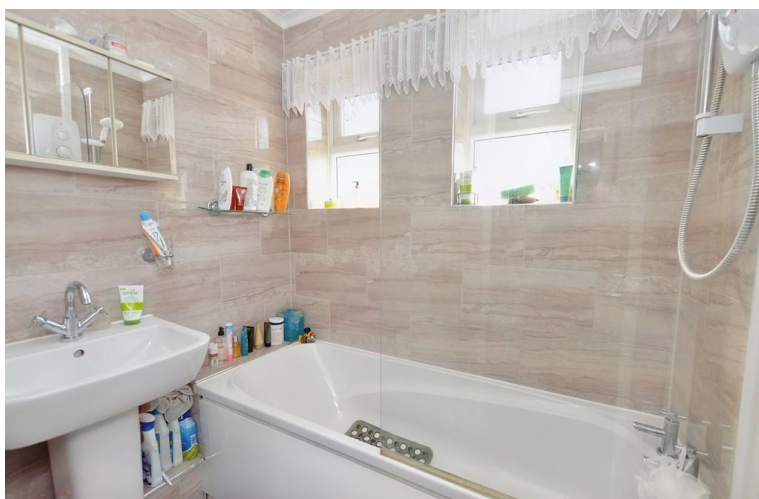
Radiator, built in airing cupboard with lagged cylinder, boiler cupboard housing gas fired boiler, built in store cupboard..

LOUNGE/DINER

Radiator, TV aerial point, central feature fireplace housing living flame gas fire, large picture window overlooking rear garden, glazed doors opening to:

CONSERVATORY

A lovely addition to the property and is of UPVC construction of a brick base with doors opening to the rear garden. This room may also be accessed from the third bedroom/study.



KITCHEN

Fitted with a comprehensive range of modern base and wall storage cupboards with laminated work surfaces and tiled splashbacks, inset four ring gas hob with stainless steel hood above and electric oven beneath, provision for washing machine, inset 1 1/2 bowl stainless steel sink unit, window to front aspect and glazed door to the side.

CLOAKROOM

Fully tiled walls, close coupled w.c., wash basin.

BATHROOM

A white suite comprising of panelled bath with independent electric shower above and screen, pedestal wash basin, two windows to the front aspect, heated towel rail/radiator, fully tiled walls.

BEDROOM 1

Large picture window overlooking the rear garden, radiator,

BEDROOM 2

Large picture window overlooking the front garden, radiator,

BEDROOM 3/STUDY

Radiator, double doors opening to the conservatory.



GARDENS

The property is approached over a concrete strip driveway providing off-road parking. The front garden has been arranged for ease of maintenance with shingle beds interspersed with established planting. A side access then leads to the GARDEN STORE (formerly the garage) and the fully enclosed rear garden which has a raised patio leading to a neatly arranged lawned area with a further shingled area and established planting.



AGENTS NOTE

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