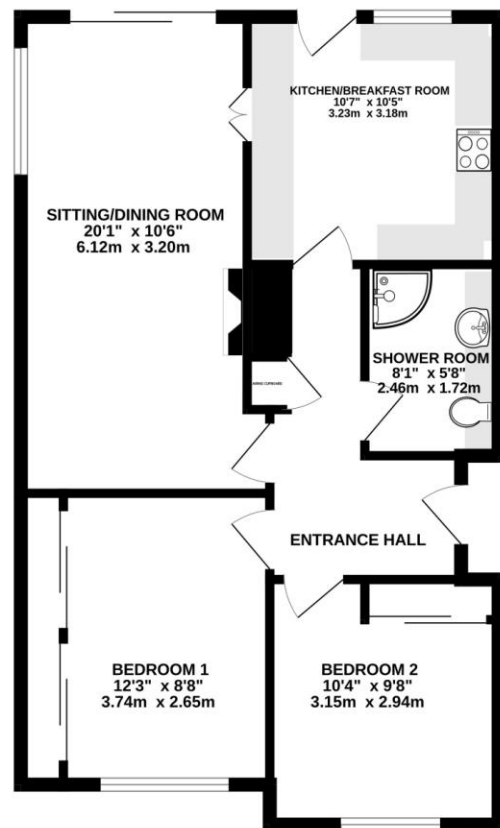




Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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**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.



## 40 Abbey Park, Beeston Regis, NR26 8SR

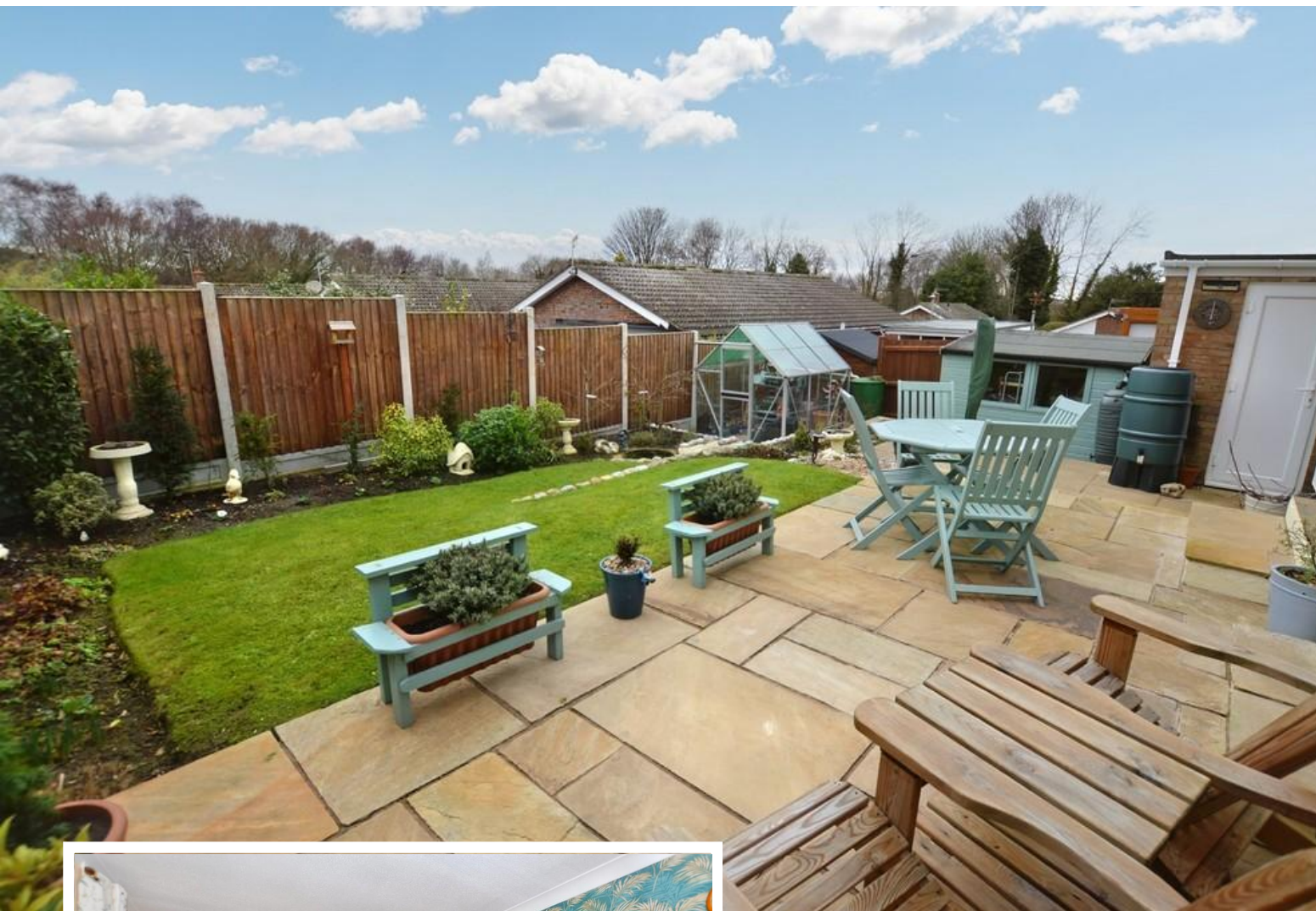
**Guide Price £335,000**

We are delighted to bring to the market this beautifully presented detached bungalow enjoying views over the surrounding area from its slightly elevated position. Recently refurbished to a very high standard, including a bespoke kitchen, the property has gas central heating throughout.

The property is located in Beeston Regis, approximately a mile from the centre of Sheringham. A regular bus service passes along the Coast Road and footpaths lead through Beeston Common to the edge of the Town. A private viewing of the interior of this property is essential.

- Beautifully presented
- Top quality bespoke kitchen
- Gas Central heating
- Easy to manage gardens
- Two Bedrooms

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## Property Description

### ENTRANCE HALL

Newly installed, part glazed composite entrance door, tiled floor, radiator, built in airing cupboard with additional radiator, access to roof space.

### LOUNGE/DINER

Large sliding patio doors to rear garden with second aspect to the side, radiator, TV aerial point, fireplace with point for electric fire, two ceiling light points.

### KITCHEN/BREAKFAST ROOM

Beautifully fitted with a bespoke range of framed units with granite works surfaces, upstands and splashback behind the cooker. Inset stainless steel sink unit, provision for automatic washing machine, integrated fridge and freezer, inset recycling bins, carousel storage units, fitted drawers, newly installed, part glazed door and window to rear garden. New Worcester gas fired combi boiler. Tiled floor.



### SHOWER ROOM

Formerly two rooms but now converted to provide a nicely proportioned room with large corner shower enclosure with mixer shower unit, vanity wash basin with fitted cupboards and matching unit housing a concealed cistern w.c., radiator and chrome heated towel rail, fully tiled walls, two windows.

### BEDROOM 1

Large picture window to front aspect, radiator, one wall completely filled with floor to ceiling free-standing wardrobes including mirror doors.

### BEDROOM 2

Window to front aspect, radiator, fitted free-standing wardrobe with sliding mirror doors.

### OUTSIDE

Brick built GARAGE with electric roller door and personal side door. Timber GARDEN SHED, GREENHOUSE.

### GARDENS

Driveway to garage providing additional off-road parking with lawn and pathway to the front of the property. The rear garden is fully enclosed with close boarded fencing. Large paved patio area leading to a further lawn and flower beds and borders.

### AGENTS NOTE

The property is freehold, has all mains services connected (heating controlled by a Hive system) and has a Council Tax rating of Band C.