

# Arnolds | Keys



26 Caxton Park, Beeston Regis, Sheringham, NR26 8ST

Guide Price £330,000

- No onward chain
- Sealed unit glazing
- Neat corner plot
- Close to Beeston Common
- Gas Central heating
- Up to three bedrooms
- Conservatory
- Nicely presented

# 26 Caxton Park, Sheringham NR26 8ST

Offered with no onward chain is this beautifully presented detached bungalow occupying a corner plot on this residential development towards the eastern outskirts of town in Beeston Regis. The property offers adaptable accommodation of up to three bedrooms and has gas central heating throughout.



Council Tax Band: C



Offered with no onward chain is this beautifully presented detached bungalow occupying a corner plot on this residential development towards the eastern outskirts of town in Beeston Regis. The property offers adaptable accommodation of up to three bedrooms and has gas central heating throughout. The property also has a small conservatory at the rear.

Caxton Park itself lies adjacent to Beeston Common and is approximately a mile from the Town Centre. A regular bus service passes along the Coast Road.

### **ENTRANCE HALL**

Part glazed composite entrance door, radiator, built in airing cupboard, built in cupboard housing gas fire boiler providing central heating and domestic hot water. Access to roof space.

### **LOUNGE/DINER**

A lovely light room with a large picture window to the front aspect, radiator, TV aerial point, four wall light points.

### **KITCHEN/BREAKFAST ROOM**

Comprehensively fitted with a range of base and wall units including glazed units to one wall. Laminated work surfaces, inset enamel sink unit, window to rear, part glazed door to side aspect with porch canopy, glazed door to hall. Provision for washing machine, space for fridge and freezer, inset four ring gas hob with filter hood above and electric oven beneath. Part tiled walls.

### **SEPARATE W.C.**

Close coupled suite, UPVC window to side, chrome heated towel rail/radiator. Fully tiled walls and floor.

### **SHOWER ROOM**

Large shower enclosure with electric independent shower, vanity wash basin with cupboards beneath, chrome heated towel rail/radiator. Fully tiled walls and floor, UPVC window to side, wall mirror.

### **BEDROOM 1**

Picture window to rear aspect, one wall fitted with a range of bedroom furniture including two double wardrobe cupboards, dressing table and overhead storage cupboards. Radiator.

### **BEDROOM 2**

Picture window to front aspect, radiator.

### **BEDROOM 3/DINING ROOM**

Radiator, sliding patio door opening to:

### **CONSERVATORY**

Of UPVC construction with windows and glazed door overlooking the rear garden.

### **OUTSIDE**

Brick built GARAGE: With electric door and personal rear door and window, electric light and power point. Timber GARDEN SHED.

### **GARDENS**

The gardens have been arranged with ease of maintenance in mind. To the front a concrete driveway leads to the garage and provides additional off-road parking. A pathway leads to the front entrance and there are shingle beds either side of the path. A side access then leads to the rear garden which is fully enclosed, has two patio areas, lawn and established planting to the borders.

### **AGENTS NOTE**

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

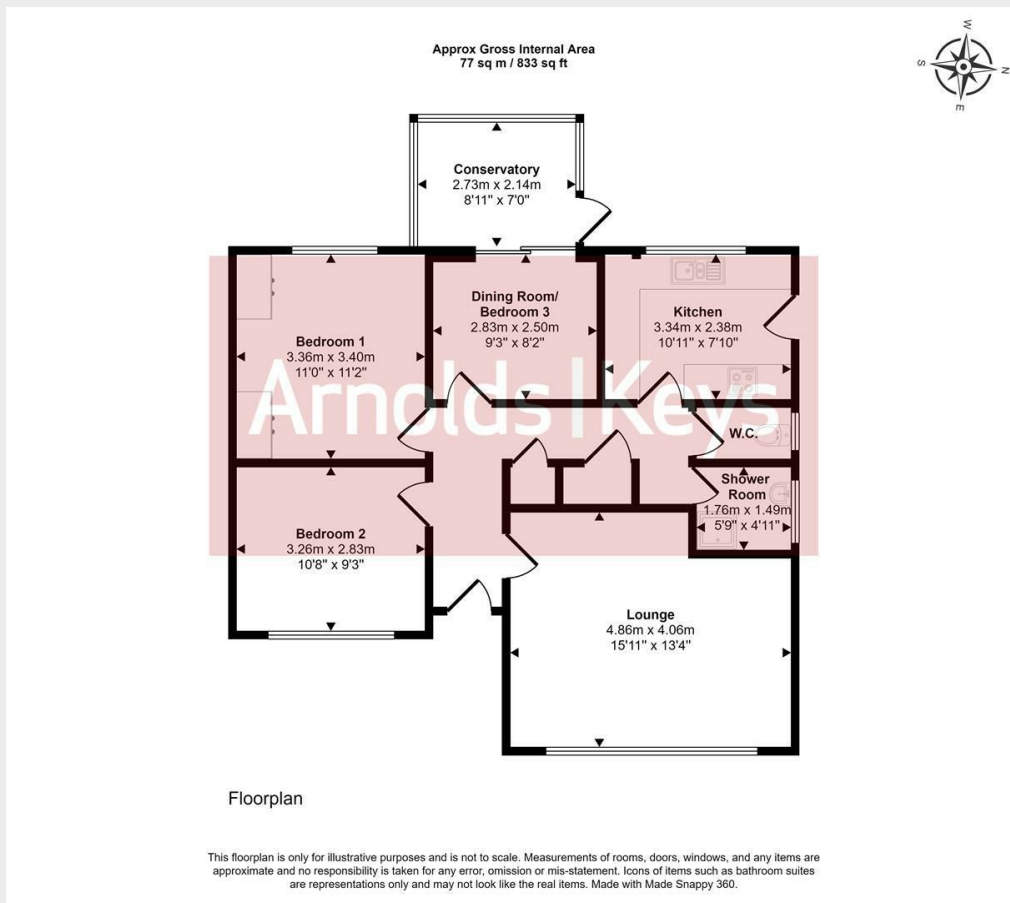


## Viewings

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>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</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 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. 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 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.