

Arnolds | Keys



3 Coltsfoot Drive, Sheringham, NR26 8XG

Price Guide £495,000

- Superb open views to the Golf Course
- Three bedrooms
- Two reception rooms
- Double garage
- Beautifully proportioned
- Two bathrooms (including ensuite)
- Conservatory
- Cul-de-sac setting

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Offered with no onward chain is this beautifully proportioned detached bungalow set at the end of a small cul-de-sac and with far reaching views to the Golf Course and Coast in the distance. The property is located towards the outskirts of the Town on this popular residential development by Norfolk Homes Ltd.

The property has gas central heating and sealed unit glazing in UPVC frames, the generous accommodation has been enhanced by the addition of a large conservatory which overlooks the rear garden.



Council Tax Band: E



ENTRANCE HALL

Part glazed timber entrance door with glazed side panel. Two radiators, built in airing cupboard, further built in store cupboard, access to roof space.

LOUNGE

Twin glazed doors from hallway, wide bay window to front aspect, radiator, two arched alcoves, timber and marble fire surround with marble hearth and fitted electric fire. TV aerial point. Archway to:

DINING ROOM

Radiator, window to side aspect and patio doors opening to:

CONSERVATORY

With vaulted glazed roof, coastal views, double doors opening to rear garden.

KITCHEN/BREAKFAST ROOM

Window and part glazed door to rear aspect. Comprehensive range of oak faced base and wall units with laminated work surfaces and tiled splashbacks. Inset sink unit, inset gas hob unit with extractor hood above and built in double oven. Washing machine included and space for under-counter fridge, also included. Wall mounted gas boiler providing central heating and domestic hot water (serviced August 19th).

BATHROOM

Panelled bath in arched and tiled recess, mixer tap with shower attachment, close coupled w.c., bidet, vanity wash basin with cupboards beneath, wall mirror, part tiled walls, radiator, window to rear aspect.

PRINCIPAL BEDROOM

Window to rear overlooking the garden. Radiator, two built in wardrobe cupboards with mirrored doors. TV aerial point, door to:

ENSUITE

Window to rear aspect, vanity wash basin with cupboards beneath, close coupled w.c., shower enclosure with electric independent shower unit, part tiled walls, radiator.

BEDROOM 2

Window to front aspect, radiator, large built in wardrobe with mirrored doors.

BEDROOM 3

Window to front aspect, radiator.

OUTSIDE

Attached DOUBLE GARAGE with twin up and over doors, personal rear door, electric light and power point, fitted shelving and work surface.

GARDENS

To the front of the property is a brickweave driveway leading to the garage and providing additional off-road parking. Immediately to the front of the property are well-stocked lavender and conifer beds. The rear garden is fully enclosed and neatly landscaped with extensive lawns, interspersed with established shrubs and a variety of plants. Views over the surrounding area to the Golf Course and Coast.

AGENTS NOTE

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



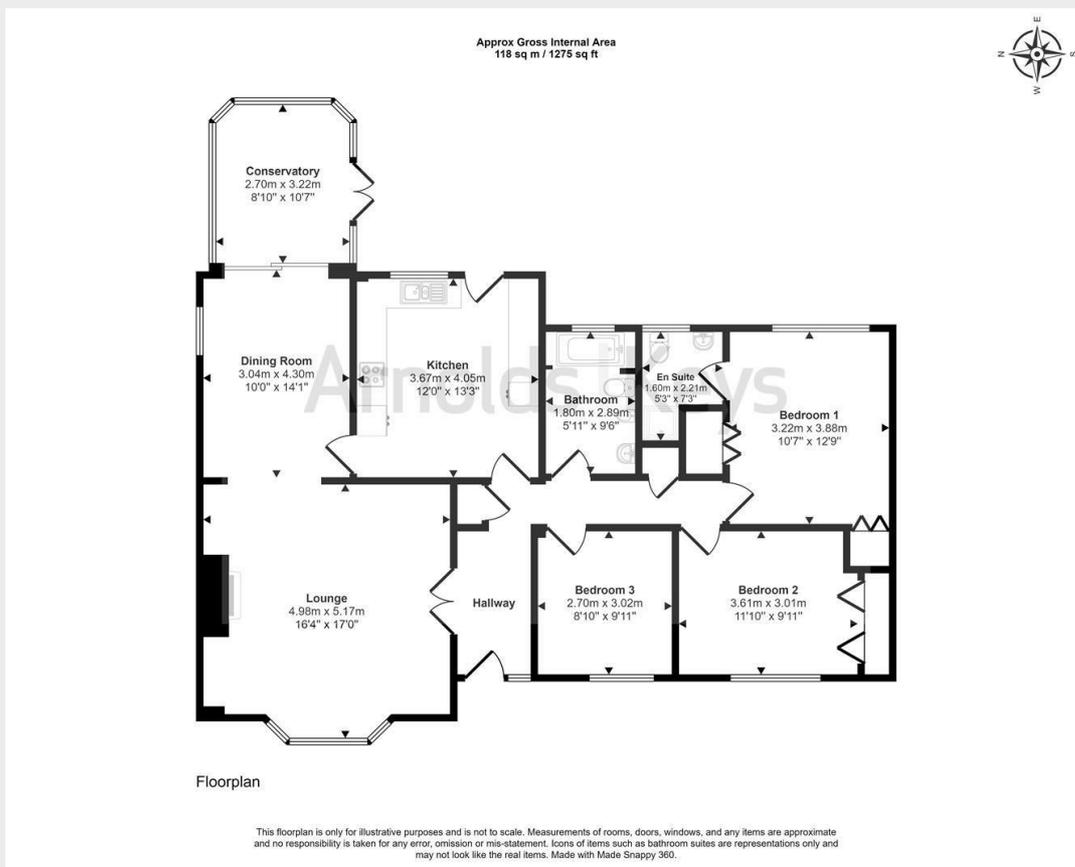


Viewings

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			80
(81-91) B			
(69-80) C		66	
(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	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

