



**2 Linden Grove, Sheringham, NR26 8PD**

**Price Guide £425,000**

- No onward chain
- Three bedrooms
- Conservatory
- Close to woodland at Pretty Corner
- Slightly elevated position with views to the sea
- Two reception rooms
- Gas central heating
- Garage and off-road parking



# 2 Linden Grove, Sheringham NR26 8PD

Offered with no onward chain is this superb detached bungalow enjoying a slightly elevated position on this popular residential development towards the southern outskirts of the Town. This gas centrally heated property is beautifully presented and offers three bedrooms, two reception rooms and a large conservatory at the rear.

The Town Centre, which offers an excellent selection of shops and restaurants is approximately 3/4 mile distant although a local convenience store is close by. The well known wooded area of Pretty Corner is just a short distance away and offers beautiful woodland walks.



Council Tax Band: C





## ENTRANCE VERANDA

With built in store cupboard, part glazed entrance door leading to:

## ENTRANCE HALL

Built in coats cupboard, radiator, access to roof space.

## KITCHEN/DINER

A beautifully light room with windows to front and side. Comprehensive range of base and wall cabinets with laminated work surfaces and tiled splashbacks, inset sink unit, inset ceramic hob with filter hood above, built in electric double oven, integrated dishwasher, provision for washing machine, wall mounted gas fired boiler providing central heating and domestic hot water, built in airing cupboard with lagged cylinder. Part glazed door to:

## UTILITY

Fitted storage cupboards, glazed door and window to side with views to the sea in the distance.

## LOUNGE AREA

Feature stone fire surround housing gas fired stove and arched alcove to the side. Radiator, provision for TV, window to side aspect, wide archway opening to:

## DINING AREA

Another beautifully light room with patio doors to the rear garden, second aspect to the side with distant views to the sea, radiator, patio doors opening to:

## CONSERVATORY

Of UPVC construction with two wall light fittings, vaulted roof, door to rear garden.

## SHOWER ROOM

Enclosed shower cubicle with mixer shower and tiled splashbacks. Low level w.c., wash basin, radiator, wall mirror, window to front aspect, tiled walls.

## BATHROOM

Panelled bath with mixer tap, shower attachment and folding screen, concealed cistern, vanity wash basin with cupboard beneath, tiled walls and floor, wall mirror and cabinet, heated towel rail, two windows to front aspect.

## BEDROOM 1

Window to rear aspect, radiator, range of fitted bedroom furniture including wardrobes and overhead storage cupboards. Built in wardrobe cupboard, arched alcove with dressing table and mirror.

## BEDROOM 2

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

## BEDROOM 3

Window to front aspect, radiator.

## OUTSIDE

Attached brick built GARAGE: 19'9 x 9' With electric roller door, personal rear door, electric light and power point. Aluminium GREENHOUSE.

## GARDENS

The property stands on a slightly elevated corner plot with gardens to three sides. These are mostly lawned for ease of maintenance with some mature hedging and established planting. The rear garden is fully enclosed and has two paved patio areas, ideal for alfresco dining. Further lawned area and well-stocked shrub borders. The small grassed area to the front of the property is also included within the title.

## AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band C. All the blinds, curtain poles and curtains are included in the Guide Price.



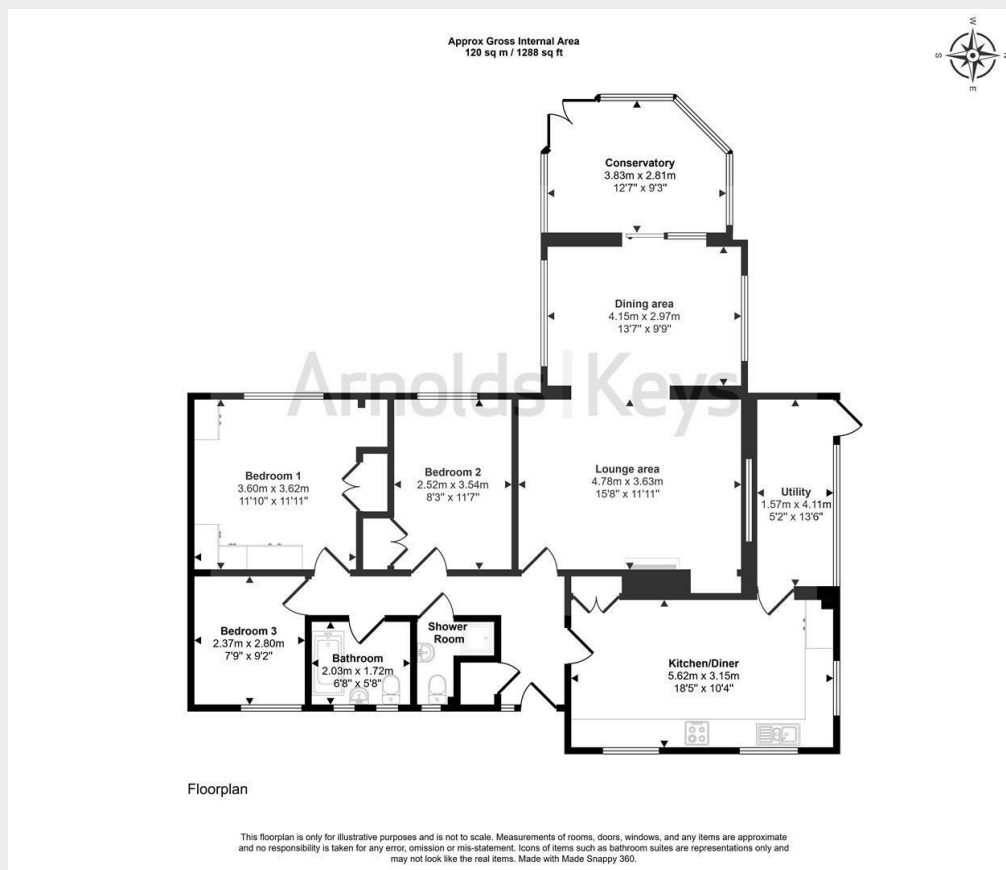


## Viewings

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>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 69                         | 76        |
| (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<br>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, 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.



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