



PRICE GUIDE

£525,000

Campion Way, Sheringham, NR26 8UN

Arnolds | Keys



THE PROPERTY

55 Campion Way, Sheringham, NR26 8UN

Located towards the end of a cul-de-sac is this beautifully presented detached dwelling enjoying views to the sea in the distance. This property is nicely proportioned and benefits from a large conservatory at the rear which compliments the accommodation. The accommodation has full gas central heating installed and the windows have been replaced with sealed units in UPVC frames.

The property is situated on an established residential development by Norfolk Homes Ltd and is towards the western side of the Town, approximately a mile from the centre. However, the property is within walking distance of the local schools making this an ideal family home.



A rare opportunity to acquire a large detached dwelling, towards the end of a cul-de-sac with ample off-road parking and views of the Golf Course and sea in the distance.



INTERNAL

Property Details

ENTRANCE PORCH CANOPY

With part glazed composite entrance door and side panel leading to:

ENRANCE HALL

Radiator, stairs to first floor with understairs recess, built-in coats cupboard.

CLOAKROOM

With porthole window to front aspect, close coupled w.c., radiator, wash basin with tiled splashback.

LOUNGE

Window to front aspect with second aspect to the side, radiator, feature timber and marble fire surround with provision for both gas and electric stoves. Provision for TV, wide archway to:

DINING ROOM

Radiator, door to kitchen, sliding patio doors to:

CONSERVATORY

Of UPVC construction on a brick base, radiator, windows and patio doors to south facing rear garden, vaulted roof with fitted blinds.

KITCHEN

Fitted with a comprehensive range of oak fronted base and wall cabinets with laminated work surfaces and tiled splashbacks. Inset sink unit, provision for dishwasher and under-counter refrigerator, inset gas hob unit with built-in electric double oven, tiled floor, window to rear aspect, radiator, built-in broom cupboard, archway to:

UTILITY ROOM

Further range of base and wall cabinets, laminated work surfaces and inset sink unit, radiator, window and glazed door to rear garden, provision for washing machine, tiled floor, fire door to garage.

LANDING

Access to roof space, built-in airing cupboard with lagged cylinder and immersion heater.

PRINCIPAL BEDROOM

Window to front aspect with views to the Golf Course and sea. Radiator, provision for TV, two arched alcoves with wall lights, built-in wardrobe with folding mirror doors. Door to:

ENSUITE

Re-fitted with a contemporary suite of vanity wash basin with cupboards beneath, close coupled w.c., bidet, shower enclosure with mixer shower, window to front aspect.

BEDROOM 2

Radiator, built-in wardrobe cupboard, provision for TV, window to front aspect with excellent views to the Golf Course and sea.

BEDROOM 3

Window to rear aspect, built-in wardrobe cupboard with folding mirror doors, radiator.

BEDROOM 4

Window to rear aspect, built-in wardrobe cupboard with folding mirror doors, radiator.

SHOWER ROOM

Recently re-fitted with a contemporary suite of vanity wash basin with cupboards beneath, close coupled w.c., shower enclosure with mixer shower, window to rear aspect, chrome heated towel rail, part tiled walls.

OUTSIDE

Integral GARAGE: With up and over door, personal door to Utility Room, wall mounted gas boiler, electric light and power.

GARDENS

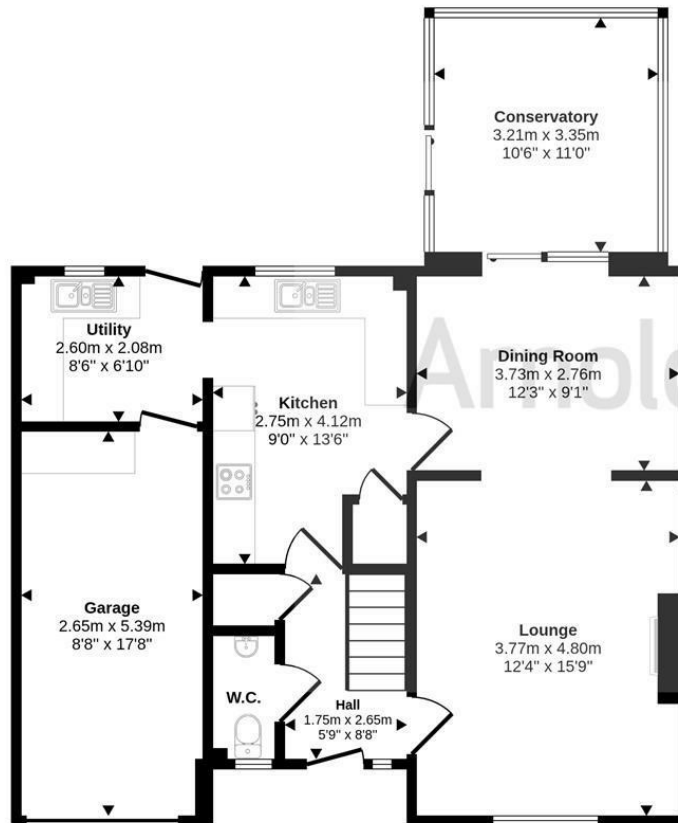
The property is approached over a wide brickweave driveway with lawned areas either side. The driveway providing off-road parking for a number of vehicles. A gated access then leads to the fully enclosed, south facing garden which is also lawned with established planting to the borders. There is a patio area and a timber GARDEN SHED.

AGENTS NOTE

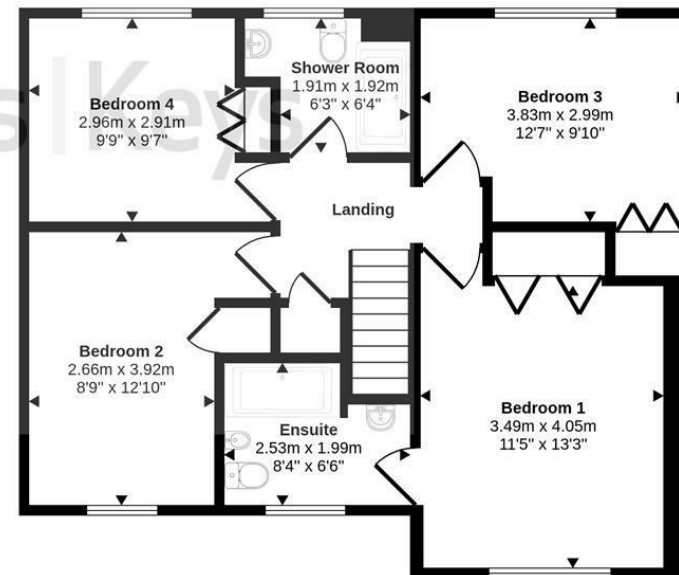
The property is freehold, has all mains services connected and has a Council Tax rating of Band E.



Approx Gross Internal Area
152 sq m / 1637 sq ft



Ground Floor
Approx 82 sq m / 887 sq ft



First Floor
Approx 70 sq m / 751 sq ft

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.

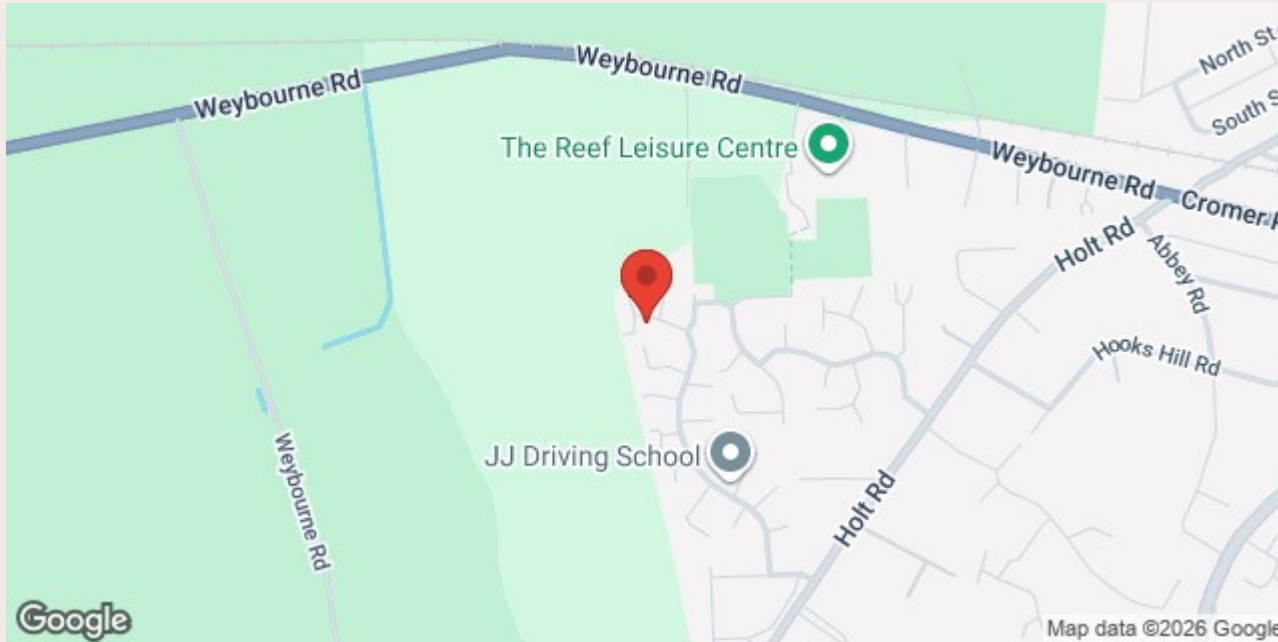


EXTERNAL

Property Details

The property is approached over a wide brickweave driveway with lawned areas either side. The driveway providing off-road parking for a number of vehicles. A gated access then leads to the fully enclosed, south facing garden which is also lawned with established planting to the borders. There is a patio area and a timber GARDEN SHED.





LOCATION

55 Campion Way, Sheringham, NR26 8UN

Sheringham is a charming seaside town on the north Norfolk coast, famous for its beautiful beach, traditional character and stunning coastal scenery. The town has a lively atmosphere, with independent shops, cafés and restaurants lining its streets. Sheringham's sandy beach is popular with visitors who enjoy swimming, walking and relaxing beside the sea. The town is also home to the Sheringham Museum, which explores the area's rich fishing and maritime history. One of its most popular attractions is the North Norfolk Railway, where steam trains travel between Sheringham and Holt through picturesque countryside.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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

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