



PRICE GUIDE

£450,000

Cowslip Lane, Sheringham, NR26 8XL

Arnolds | Keys



THE PROPERTY

15 Cowslip Lane, Sheringham, NR26 8XL

Offered with no onward chain is this beautifully proportioned detached bungalow enjoying a corner plot on this popular residential development by Norfolk Homes Ltd. The property is one of the largest of its type on the development and a conservatory at the rear adds to the already generous accommodation. The accommodation is very much in its original specification and does require updating but this is reflected in the Guide Price.

The property has the benefit of gas fired, underfloor heating and sealed unit glazing. There is a double garage at the rear too.



A beautifully proportioned property which is waiting for the next owners to make it their own. This could be a lovely home enjoying a walled, corner plot.



THE DETAILS

Property Details

ENTRANCE PORCH

Part glazed entrance door with glazed side panels, further part glazed door to:

ENTRANCE HALL

Two built in store cupboards, access to roof space.

LOUNGE

Glass panelled door from hallway, wide bay window to front aspect, timber and marble fire surround with illuminated arched alcoves either side, provision for TV, archway to:

DINING ROOM

Patio doors leading to:

CONSERVATORY

Radiator, vaulted roof, glazed doors to rear garden.

KITCHEN

Comprehensive range of base and wall cabinets with laminated work surfaces and tiled splashbacks, inset sink unit, inset electric hob unit, built-in electric double oven, provision for dishwasher, wall mounted gas fired boiler providing central heating and domestic hot water. Part-glazed door and window to rear.

BATHROOM

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

PRINCIPAL BEDROOM

Window to rear aspect, two built-in double wardrobe cupboards with mirror doors. Door to:

ENSUITE

Vanity wash basin, with cupboards beneath, close coupled w.c., tiled shower enclosure with mixer shower, radiator, part-tiled walls, extractor fan.

BEDROOM 2

Window to front aspect, double built-in wardrobe cupboard.

BEDROOM 3

Window to front aspect, provision for TV.

OUTSIDE

DOUBLE GARAGE: With twin roller doors and personal side door, electric lights and power. Timber GARDEN SHED.

GARDENS

The property sits on a corner plot and has an open plan front garden with gravel beds, slabs and low level planting. The rear garden is fully enclosed, partly walled and has a patio immediately at the rear with steps leading down to a garden area arranged originally for ease of maintenance with gravel beds and established planting.

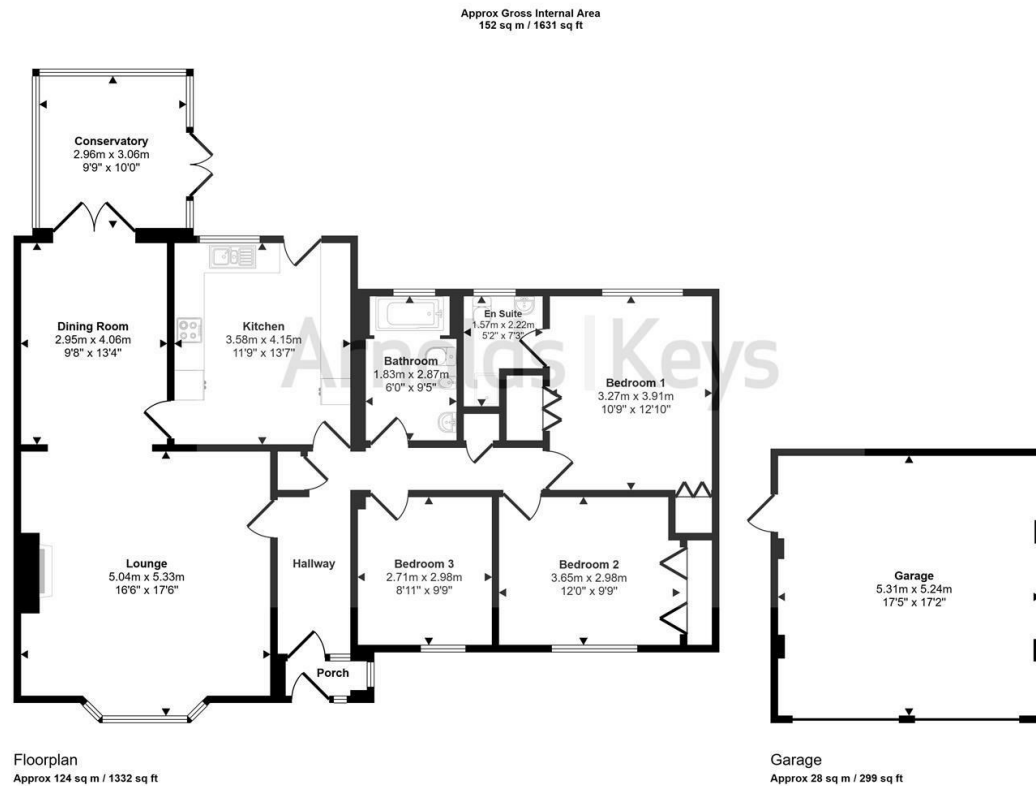
AGENTS NOTE

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



Location

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.



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.



Contact Us

11 Station Road, Sheringham, Norfolk, NR26 8RE
coastal@arnoldskkeys.com
www.arnoldskkeys.com
 01263 822373

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(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, 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