



PRICE GUIDE

£430,000

Repton Way, Sheringham, NR26 8UT

Arnolds | Keys



THE PROPERTY

20 Repton Way, Sheringham, NR26 8UT

Offered with no onward chain is this superb, modern dwelling forming part of this recent residential development by Norfolk Homes Ltd. Located towards the southern outskirts of the Town, the property is close to the woodland at Pretty Corner and enjoys a cul-de-sac setting. Views to the sea in the distance are an added bonus.

The property has been constructed to a high specification, such is the reputation of Norfolk Homes, with gas fired central and sealed unit glazing throughout. With its contemporary interior, the property would provide an ideal family home especially as both junior and high schools are within walking distance, although it would be equally suitable for those seeking an efficient retirement property in a highly favoured seaside town.



This property epitomises the Sheringham town motto "Twixt Sea and Pine". A superb home offering highly efficient accommodation with gardens and garage,



3



2



1



EXCEL



B

THE DETAILS

Property Details

GLASS ENTRANCE PORCH CANOPY

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

ENTRANCE HALL

Stairs to first floor with oak and glass balustrade, understairs cupboard housing underfloor heating manifold and media cabinet for fibre broadband, fire door to garage and door to:

CLOAKROOM

Close coupled w.c., corner vanity wash basin with cupboard beneath and tiled splashback.

LOUNGE AREA

A light room with corner window to front and side aspect, provision for TV, two wall light points, open plan to:

DINING AREA

Large sliding patio doors to side garden area and open plan to:

KITCHEN AREA

Comprehensive range of base and wall cabinets with solid, composite work surfaces incorporating breakfast bar with matching upstands. Inset double bowl sink unit, integrated ceramic induction hob with filter hood above, built-in electric double oven, integrated dishwasher and fridge/freezer, window to rear aspect and door to:

UTILITY ROOM

Laminated worktop with inset sink unit and tiled splashbacks, provision for washing machine and space for tumble dryer, part glazed composite door to rear garden.

FIRST FLOOR LANDING

Radiator, built-in cupboard housing pressurised hot water cylinder, access to loft space. Door to:

PRINCIPAL BEDROOM

Window to front aspect, built-in double wardrobe cupboard with sliding mirror doors, radiator, door to:

ENSUITE

Contemporary suite of wall hung vanity wash basin with cupboards beneath, concealed cistern w.c., level entry cubicle with mixer shower, tiled splashbacks, chrome heated towel rail.

BEDROOM 2

A light room with windows front and rear with views to the coast in the distance. Built-in double wardrobe cupboard with sliding mirror doors, radiator, door to:

JACK AND JILL BATHROOM

Contemporary suite of wall hung vanity wash basin with cupboards beneath, concealed cistern w.c., panelled bath with shower and screen, chrome heated towel rail, window to rear aspect. Door to:

BEDROOM 3

Window to rear with views to the coast in the distance, radiator, built-in wardrobe with sliding mirror doors.

OUTSIDE

Integral GARAGE: With electric up and over door, fire door to hallway, personal door to rear, wall mounted gas boiler providing central heating and domestic hot water.

GARDENS

To the front of the property is an open plan garden and a brickweave driveway providing an off-road parking space. The rear garden is fully enclosed by close boarded fencing and enjoys a paved patio area and lawn.

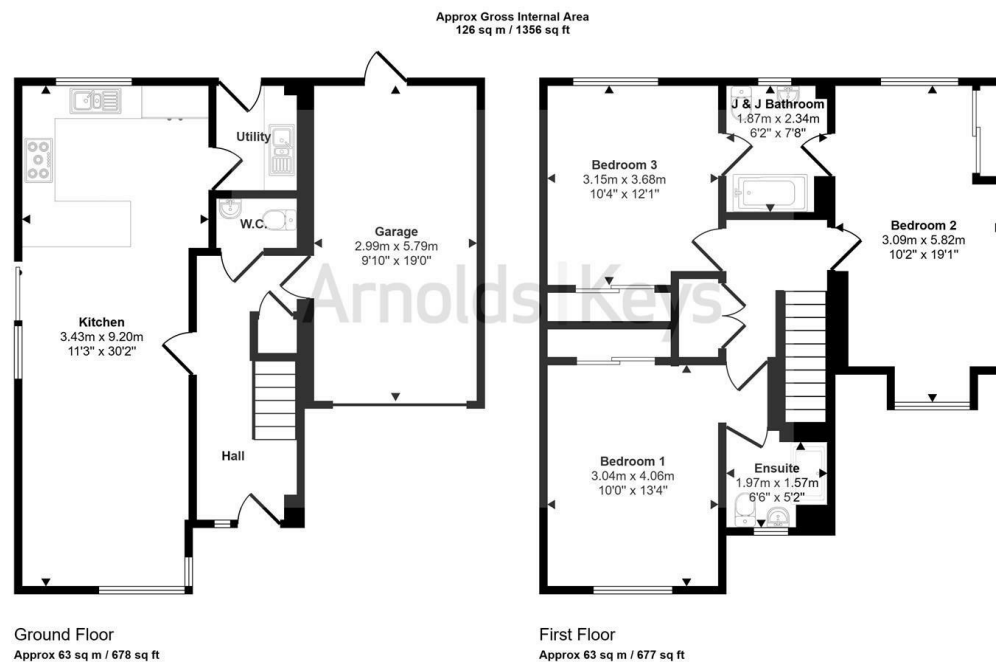
AGENTS NOTE

The property is freehold, has all mains services connected. It is currently business rated as a Holiday Let so does not currently have a council tax rating. PLEASE NOTE: As the property is a holiday et, then viewings are restricted to Saturdays during changeover times, please call the office for availability on 01263 822373.

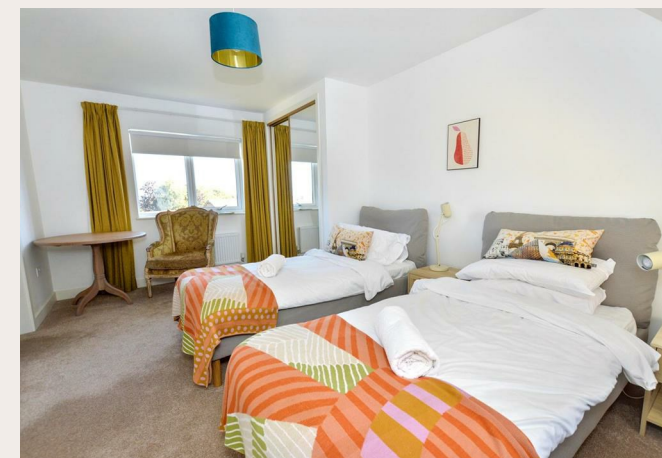


Location

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. One of its most popular attractions is the North Norfolk Railway, where steam trains travel between Sheringham and Holt through picturesque countryside.



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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(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, 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