

Plot 19, Snaefell Park, Sheringham | NR26 8HP

£153,000

A PREMIUM ENERGY EFFICIENT high quality contemporary new home with an exceptional specification including TRIPLE GLAZING. Designed to give you space, storage & light with attractive detail features. Built by renowned local house builders Norfolk Homes. Please note this is an 85% SHARED EQUITY PROPERTY

- Energy efficient triple Glazing
- Luxury Kitchen with Porcelanosa tiles
- Direct fibre optic connection
- Fitted floor coverings

This one bedroom property is located just south of the Town Centre within walking distance of the local schools and attractive woodland walks at Pretty Corner

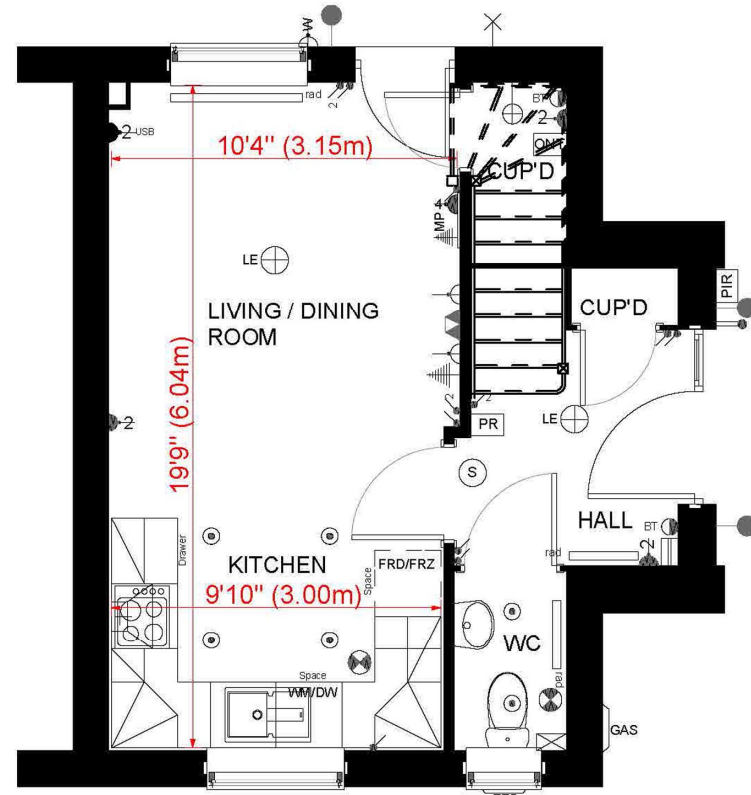
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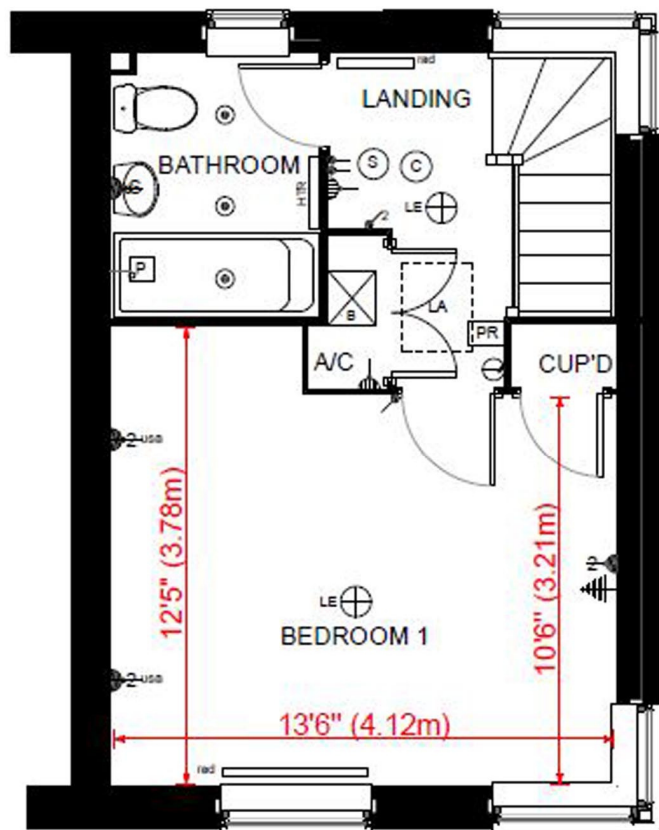
Aylsham 01263 738444
Cromer 01263 512026
Holt 01263 713966
North Walsham 01692 402357

Norwich 01603 620551
Sheringham 01263 822373
Wroxham 01603 782053

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



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ENTRANCE HALL

Part glazed entrance door and side panel, external security light, built in cloaks cupboard, radiator, stairs to first floor, door to living/dining room/Kitchen.

CLOAKROOM

Contemporary suite of close coupled w.c. and wash basin, window to front aspect, radiator, extractor fan.

OPEN PLAN LIVING ROOM/DINING ROOM/KITCHEN

19' 9" x 10' 4" max 9' 10" min (6.04m x 3.15m) Beautifully appointed room with windows both front and rear. Part glazed door also to rear. Under stairs storage cupboard. Contemporary fitted kitchen with a range of base and wall storage cupboards, laminated work surfaces and splashbacks. Inset hob unit with double oven beneath and extractor above with full height glass splashback, inset single drainer sink unit, plumbing for washing machine, space for fridge/freezer. Flush fitting spot lights to Kitchen area. Point for TV, radiator.

LANDING

Feature double aspect window side and rear providing views over the surrounding area and a light ambience. Built in cupboard housing gas fired boiler providing central heating and domestic hot water. provision for clothes airing.

BATHROOM

A contemporary suite of panelled bath with over bath thermostatic shower unit, close coupled w.c., wash basin, chrome towel rail, window to rear aspect. Full height tiling to bath, splashback tiling to basin and vinyl floor covering.

BEDROOM

13' 6" x 12' 5" (4.12m x 3.78m) Beautifully appointed with a double aspect corner window to front and side aspects, further window to front aspect. Radiator, provision for TV, built in wardrobe over stairwell.

OUTSIDE

The gardens will be rotavated prior to completion and a small patio laid at the rear within the enclosed walled garden area. There will be one allocated parking space for this property.

AGENTS NOTE

Please note this is an 85% SHARED EQUITY property being sold on a standard 125 year HCA shared equity lease with the North Norfolk District Council as the freeholder. This purchase is conditional on the buyer satisfying criteria set out by the Local Authority; details available on request.

VIEWING

Strictly by appointment with Arnolds Keys Sheringham on 01263 822373

DIRECTIONS

From the top of Station Road head south up Holway Road, the properties form part of the new development just after the pedestrian crossing on the left hand side.