

Plot 24, Snaefell Park, Sheringham | NR26 8HP

£180,000

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 75% SHARED EQUITY PROPERTY

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

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

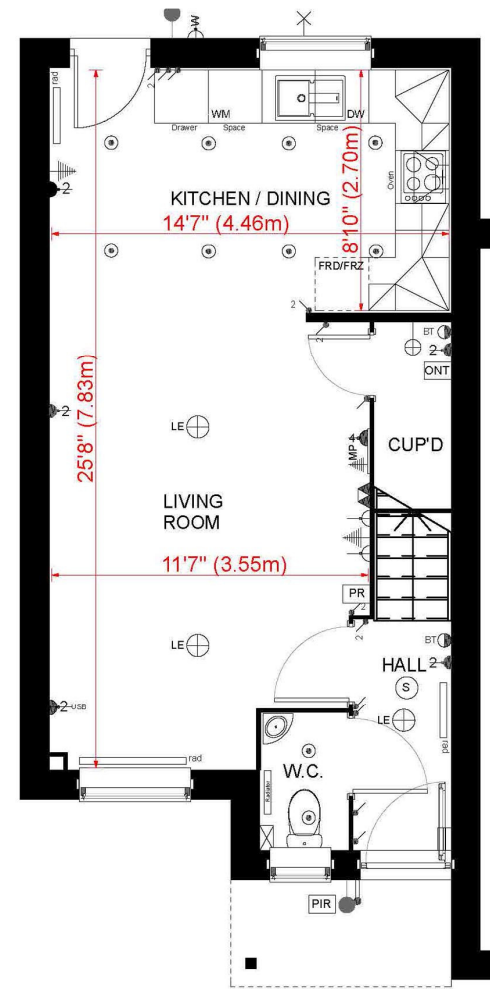
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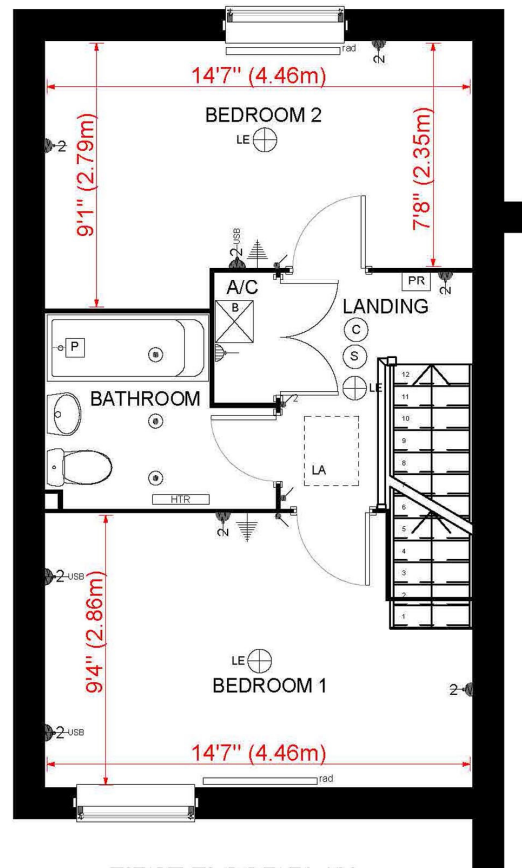
Aylsham 01263 738444
Cromer 01263 512026
Holt 01263 713966
North Walsham 01692 402357

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 are 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, radiator, stairs to first floor.

CLOAKROOM

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

LIVING ROOM/DINING ROOM/KITCHEN

25' 8" x 14' 7" max 11' 7" min (7.83m x 4.46m) A beautifully proportioned open plan area with windows front and rear, further glazed door to rear garden. Radiator and provision for TV in living area, understairs storage cupboard. The kitchen is fully fitted with a range of modern base and wall storage cupboards, laminated work surfaces and complementary splashbacks, inset sink unit, inset hob unit with double oven beneath and extractor hood above with full height glass splashback, plumbing for washing machine and dishwasher, space for fridge/freezer. Radiator.

LANDING

Built in cupboard housing gas fired boiler providing central heating and domestic hot water. provision for clothes airing.

BEDROOM 1

14' 7" x 9' 4" (4.46m x 2.86m) Window to front aspect, radiator, provision for TV point, recess for wardrobe

BATHROOM

A contemporary suite of panelled bath with over bath thermostatic shower unit, close couple w.c., washbasin, chrome towel rail, full height tiling to bath and splashback tiling to wash basin, vinyl floor covering.

BEDROOM 2

14' 7" x 9' 1" max 7' 8" min (4.46m x 2.79m) Window to rear aspect, radiator, recess for wardrobe.

OUTSIDE

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

AGENTS NOTE

Please note this is a 75% SAHRED 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.