



**Kitson Lane, Norland, HX6 3RE**  
**Offers Over £625,000**

**E&H** Holmes  
ESTATE AGENTS

Welcome to Kitson Lane, Norland - a charming location that could be the perfect setting for your new home!

This delightful end terrace house boasts three reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With four double bedrooms, there's plenty of room for the whole family to unwind and make this house their own. Offering modern convenience by way of a cloakroom, boot room and utility room combined with traditional features such as log burners, stained glass and an aga to the spacious dining kitchen. Both front and rear gardens have mature planting to create true English country gardens with the rear offering a tranquil space to entertain, potter in the garden or simply enjoy the pleasant outlook. There is the additional benefit of a detached garage with a separate home office space to the rear. An internal inspection is strongly recommended to avoid disappointment.



**Entrance Vestibule**

Wooden flooring. UPVC double glazed door to front elevation.

**Entrance Hall**

Wooden floor. Traditional radiator. Door leading to Entrance Vestibule.

**Cloakroom**

Wash hand basin. Low flush W.C. Wooden floor. Traditional radiator.

**Boot Room 10'4" x 3'11" (3.157 x 1.207)**

Wooden floor. UPVC double glazed door to side elevation. UPVC double glazed window to side elevation.

**Lounge 14'4" x 13'11" (4.380 x 4.252)**

Log burner set in Inglenook fireplace. Wooden floor. Traditional radiator. UPVC double glazed window to front elevation.

**Second Reception Room 15'2" x 10'2" (4.632 x 3.121)**

Log burner set in Inglenook fire place. Wooden floor. Radiator. UPVC double glazed window to rear elevation.

**Dining Room 15'1" x 10'11" (4.607 x 3.344)**

Open plan to kitchen. Gas stove. UPVC double glazed French doors.

**Kitchen 15'4" x 14'5" (4.682 x 4.400)**

Fitted kitchen with Bespoke base units. Butler sink. Wooden work surfaces. Aga. Plumbing for dishwasher. Wooden floor. UPVC double glazed window to front elevation.

**Utility Room 10'10" x 4'5" (3.311 x 1.369)**

Butler sink. Plumbing for washing machine. Boiler. Access to cellar. UPVC double glazed window to rear elevation.

**Landing**

Stairs leading from entrance hall. Loft access. Radiator.

**Master Bedroom 14'10" x 14'0" (4.542 x 4.270)**

Wooden floor. Radiator. UPVC double glazed window to front elevation.

**En-Suite**

Plumbing for en-suite. Suite not fitted. Chrome towel radiator. UPVC double glazed window to side elevation.

**Bedroom Two 14'7" x 14'5" (4.467 x 4.413)**

Feature fireplace. Wooden floor. Radiator. UPVC double glazed window to front elevation.

**Bedroom Three 14'9" x 11'4" (4.509 x 3.463)**

Feature fireplace. Built in wardrobes. Radiator. UPVC double glazed window to rear elevation.

**Bedroom Four 15'0" x 9'6" (4.581 x 2.909)**

Feature fireplace. Walk-in wardrobe. Radiator. UPVC double glazed window to rear elevation.

**Bathroom**

Wash hand basin. Low flush W.C. Bath with mixer taps. Separate shower cubicle. Partially tiled. Chrome towel radiator. UPVC double glazed window to front elevation.

**Garage**

Double doors. Power and light. Double glazed door. Double glazed window to side elevation.

**Home Office 7'7" x 10'6" (2.330 x 3.211)**

Situated to the rear of the garage. Power and light.

**Front Garden**

Enclosed garden with drystone wall border.

**Rear Garden**

Traditional English Country Garden with decking, lawn and attractive planting. Greenhouse and outbuilding.

**Council Tax Band**

C

**Location**

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: dimes.monks.pigs

**Disclaimer**

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