

Kennedys'

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59, Nork Way
Banstead
SM7 1HL

"Period homes" and "newbuild" spec houses, they would seem at very different ends of the "taste" spectrum, but what happens if you desire the character and charm of a 1920s detached house, with the quality of finish, convenience, and design cues of a new build house? It's a tough question, but luckily one we have the answer to; welcome to Nork Way!

£1,175,000



- Detached family home
- Brand new kitchen diner with direct access to garden
- 5 Bedrooms
- Accommodation over 3 floors
- Located a short walk from Nork high street
- Recently subject to a full renovation
- Restored character features throughout
- 3 Bathrooms
- Boot room
- *No onward chain*



PROPERTY DESCRIPTION

The developers made a conscious decision from the start of this project to try to preserve and embellish character features within the home, whilst executing a complete renovation, bringing the house up to the spec you would expect to see in a brand new home. This is evident as soon as you step through the front door and encounter the newly restored parquetry flooring which spans through the entrance hall and into the front reception room. The utility room, downstairs W/C and understairs cupboard can also be found off the hallway. Tucked round the corner is possibly our favourite feature of the house, the boot room, featuring bespoke cabinetry to house the shoes, coats and dog leads, as well as dedicated side access. The dining room is located across from the boot room, with double doors leading out to the garden, and engineered oak flooring to compliment the original parquetry. The main kitchen area provides the space that most house hunters are looking for, a large open plan kitchen / diner, with a brand new kitchen, doors to the garden and a casual living space. Sage green base units beautifully compliment white countertops, brass cabinet furniture and herringbone pattern mini-metro tiled splashback. The kitchen itself features integrated appliances such as wine fridge, dual ovens, induction hob and dishwasher.

Upstairs, the first floor is host to four double bedrooms, the largest of which is overlooking the rear of the house and features yet more bespoke cabinetry in the form of built in wardrobes, and an en-suite shower room. Bedrooms 3,4 & 5 are all also located on this floor, and benefit from the use of the large family bathroom. On the top floor, bedroom two has its own en-suite as well as an area for a dressing table.

Outside, the driveway is large with ample off road parking, as well as side access to the garage located to the side of the property. At the rear of the house, the garden is a blank canvas of patio and lawn, ready to be taken in any direction the new owner wishes.

As part of the full renovation, the house has benefitted from new windows and doors, brand new wiring, plumbing and heating systems, as well as some additional smart tech throughout.









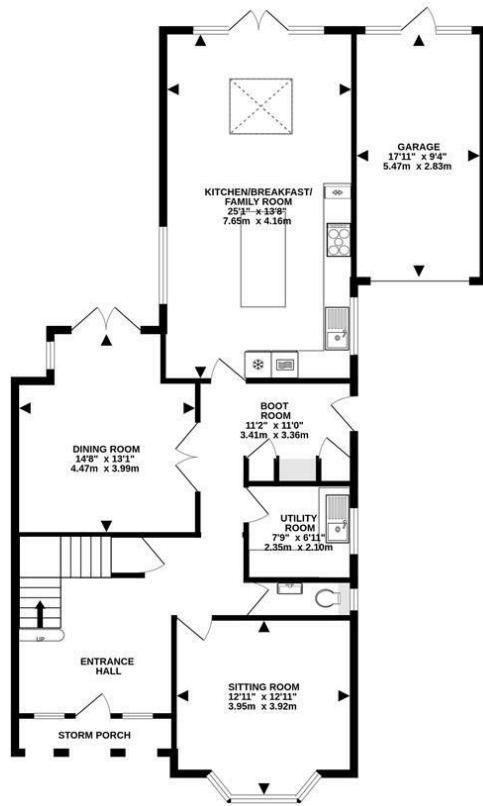
PROPERTY DESCRIPTION

Planning permission for two detached houses to the rear of the property has been applied for, turned down, and subsequently appealed. Verdict on this matter is expected in Autumn 2024.

The villages of Banstead and Nork both offer a variety of shopping and leisure facilities, from traditional village shops through to larger stores such as M&S Food, Waitrose and Boots to name a few. As well as restaurants, coffee shops and tea rooms. A beautiful park is just around the corner and the local area has a wide choice of good primary and secondary schools as well as independent preparatory and senior schools. There are mainline railway stations at both Banstead, Epsom Downs and Sutton giving easy access to London and access onto the M25 is via junction 8.

To view, give us a call on 01737 817 718, we would be delighted to show you around.

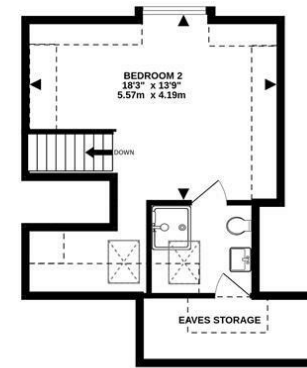




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL FLOOR AREA : 2439 sq.ft. (226.6 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
174 plus) A	
(81-91) B	
(69-80) C	83
(55-68) D	69
(39-54) E	
(21-38) F	
(1-20) G	
Mid energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
 EPC RATING: C
 COUNCIL:
 TAX BAND: G

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