



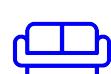
## Camellia Crescent, Norton, TS20 2XU

**\*\*SOLD IN 14 DAYS\*\*** This two bedroom semi-detached bungalow is well positioned and perfectly suited to those looking for easy single-level living, the property benefits from excellent local amenities, regular bus services, and is just a short distance from the highly regarded Norton High Street, known for its bustling mix of cafés, bars, restaurants, and shops.

On entering the property, you are welcomed by an entrance hall complete with a useful storage cupboard, ideal for everyday essentials. The lounge features an electric fireplace, fitted kitchen offers a practical and well-planned layout with ample storage and workspace, the conservatory is a fantastic addition that provides extra living space with French doors leading directly into the rear garden, master bedroom has fitted wardrobes, providing generous storage, while the second bedroom is also well proportioned and versatile, making it an ideal use as a guest room, home office, or hobby space. Completing the accommodation is a bathroom, fitted with a bath with overhead shower.

Externally to the front, there is a neatly maintained lawn garden alongside a driveway providing off-road parking. The rear garden is a particular highlight: south-west facing with a good level of privacy. A well-kept lawn, planted borders, a timber shed, and a paved patio create a lovely space for gardening, entertaining, or simply enjoying the sunshine.

£140,000

 2  1  1  D

HALL

KITCHEN

10'8" x 7'3" (3.25m x 2.21m)

LOUNGE

16'2" x 11'10" (4.93m x 3.61m)

CONSERVATORY

10'1" x 8' (3.07m x 2.44m)

BEDROOM ONE

12'8" x 8'11" (3.86m x 2.72m)

BEDROOM TWO

10'2" x 8'3" (3.10m x 2.51m)

BATHROOM

6'6" x 6'5" (1.98m x 1.96m)

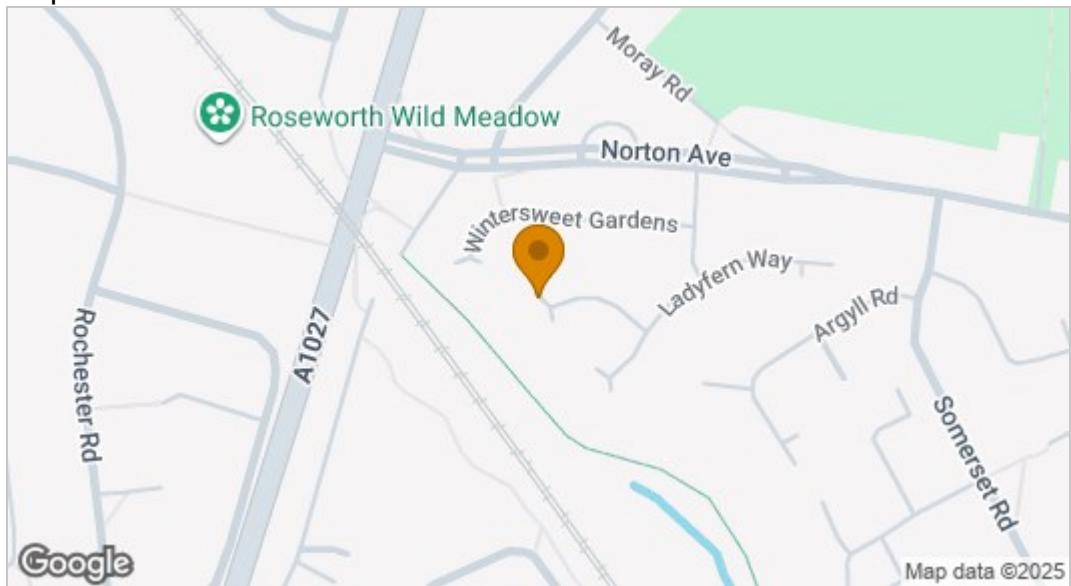
#### AML PROCEDURE

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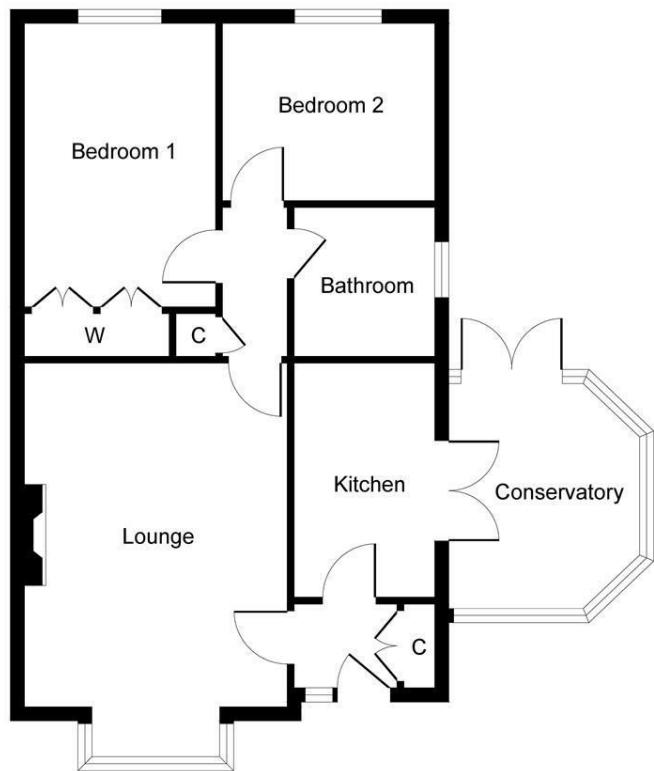
## Map



## EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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