



2 Norman Close, Axminster, EX13 5GP

Guide Price £340,000 Freehold

- Three Bedroom Semi-Detached House
- Master En-Suite Bedroom
- Single Garage
- Lounge
- Family Bathroom
- Single Parking Space
- Kitchen/Dining Room
- South Facing Rear Garden

2 Norman Close, Axminster EX13 5GP

Nestled in the charming locale of Norman Close, Axminster, this delightful three-bedroom semi-detached house offers a perfect blend of modern living and comfort. Built in 2016 by the esteemed developers CG Fry & Sons Ltd, this property spans an impressive 1,054 square feet, providing ample space for families or those seeking a little extra room.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxing in. The well-appointed kitchen/dining room is designed for practicality and style, making it a joy to prepare meals and for entertaining guests. The property boasts three generously sized bedrooms, including a master en-suite, ensuring privacy and convenience for all occupants.

A second bathroom caters to the needs of a busy household, while the south-facing garden invites you to enjoy sunny afternoons and outdoor gatherings after a long day.

For those with vehicles, the property offers parking for one vehicle, along with a single garage, making it a practical choice for families or individuals.



Council Tax Band: C



Entrance Hall

Doors leading to the accommodation and stairs with an understairs storage cupboard ascends to the first floor. Further benefiting from a radiator and smoke detector overhead.

Cloakroom

Fitted with a white suite comprising a low level hand flush w.c., a pedestal hand wash basin, radiator and an opaque window to the front aspect.

Sitting Room

13'2" x 12'2" (4.02 x 3.71)

A comfortable reception room with a window to the front aspect and a radiator.

Kitchen/Dining Room

19'7" (max) x 17'2" (max) (5.97 (max) x 5.25 (max))

Fitted with a range of matching wall and base units this modern fitted kitchen comprises a stainless steel one and a half bowl sink and drainer with a window to the rear aspect and an integrated dishwasher underneath. Continuing round to a five ring gas hob with an extractor hood above and an eye level double oven. The kitchen is further fitted with an integrated fridge freezer.

The dining area is perfect for entertaining guest and features French doors leading onto the garden, a radiator and a window to the side aspect.

First Floor Landing

Doors leading to the accommodation with an airing cupboard and a additional storage cupboard.

Master En-Suite Bedroom

12'11" (max) x 9'9" (max) (3.95 (max) x 2.98 (max))

A master en-suite double bedroom with a window to the front aspect and radiator.

En-Suite

An en-suite shower room fitted with a white suite comprising a low level hand flush w.c. a pedestal hand wash basin and a shower unit with a wall mounted mains shower. Further benefiting from a radiator and an extractor fan.

Bedroom 2

13'0" (max) x 8'4" (min) (3.97 (max) x 2.56 (min))

A double bedroom with a window to the rear aspect, radiator and loft access overhead.

Bedroom 3

11'6" x 9'4" (min) (3.53 x 2.86 (min))

A double bedroom with a window to the rear aspect and radiator.

Family Bathroom

Comprising a white suite this family bathroom is fitted with a low level hand flush w.c. a pedestal hand wash basin and a bath unit with a wall mounted shower attachment.

Outside

The property enjoys a fully enclosed south facing rear garden perfect for enjoying sunny afternoons. The garden features a paved patio seating area with a paved walkway that grant sides access to the front of the property. The garden has been beautifully maintained and enjoys a variety of colourful flowers, plants and shrubbery.

Garage

A single garage with an up and over garage and benefits from a boarded loft and electrics.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: C

Development Charge: TBC

Utilities: Gas, electric, water and drainage are all mains connected.

Broadband: Full fibre broadband with a full fibre connection is available. Fibre to cabinet broadband with part fibre connection is available. Copper broadband with a copper connection is available. Go to openreach.com for more information.

Flood Risk: Very low risk of flooding from surface water and very low risk of flooding from rivers and the sea.

Vendor position: Our clients intend to connect the sale of this property to an onward purchase.

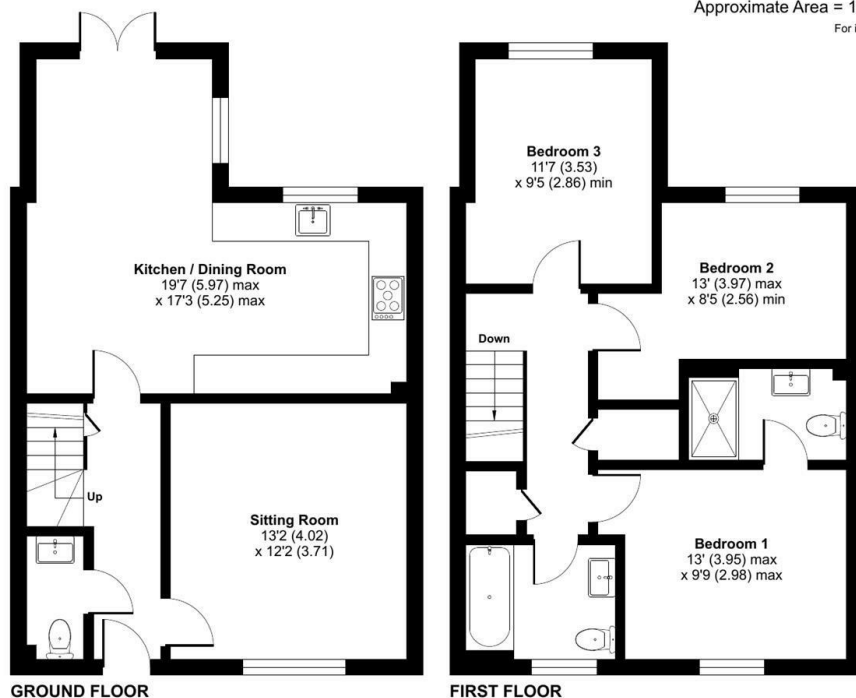
Mobile phone coverage: More information can be found at checker.ofcom.org.uk



Norman Close, Axminster, EX13

Approximate Area = 1054 sq ft / 97.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Harris & Harris Property Services Ltd. REF: 1336578

harris & harris
estate agents

Directions

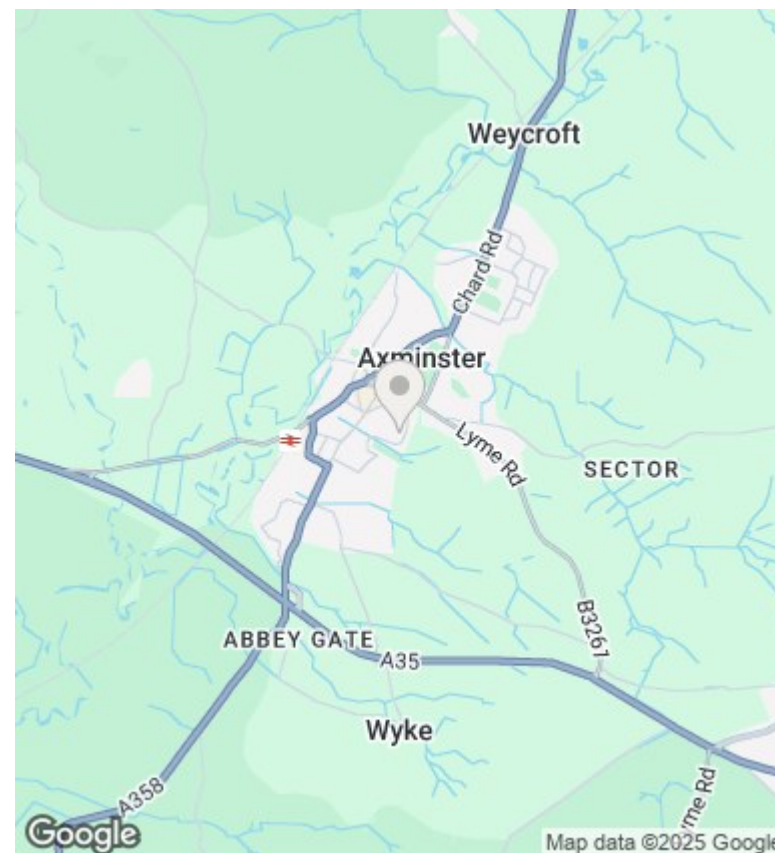
From our office in West Street, continue on the Lyme Road (B3261). Opposite the entrance to the Flamingo Pool, take the right-hand turn into Lyme Close, continue along for a short distance taking the first turn on the right onto Norman Close where the property can be found immediately on the left hand side.

Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC