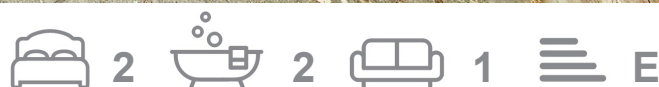




65 Ball Lane

Norton Green, ST6 8PN



Offers in excess of £350,000

Carters are proud to welcome to the market this elegantly presented detached dormer bungalow, offering a delightful combination of comfort and style. Nestled in the charming area of Norton Green, the property boasts a flexible layout, making it ideal for families or those seeking extra space.

Upon entering, you are welcomed into the entrance hall which is spacious and gives access to the ground floor. The relaxing lounge is enhanced by a multi-fuel burner, creating a warm and inviting atmosphere. The open-plan kitchen, dining area, and conservatory provide a perfect setting for both entertaining guests and enjoying family meals. The ground floor is complemented by two bedrooms and a conveniently located bathroom, while the first floor features an additional bedroom with a walk in wardrobe and shower room-ensuring ample facilities for all residents.

The exterior of the property is equally impressive, with an extensive and beautifully landscaped rear garden that offers a tranquil retreat for outdoor relaxation. It features two patio areas, pond, an outbuilding and a bar. To the front, there is generous off-road parking available for up to 11 vehicles, a rare find that adds to the convenience of this lovely home.

This bungalow offers a peaceful setting while remaining close to local amenities. With its thoughtful design and ample space, this home is perfect for those looking to enjoy the best of both indoor and outdoor living. Do not miss the opportunity to make this stunning bungalow your own and call the office today on 01782 470391.

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Entrance Hall

Composite double glazed entrance door to the front elevation.
Coving to the ceiling. Radiator. Wooden flooring.

Lounge

12'11 x 12'2 (3.94m x 3.71m)

UPVC double glazed bay window to the side and front elevation.
Multi fuel burner with tiled hearth and oak mantle. Coving to the ceiling. Radiator. Television point.

Kitchen/Diner

19'0 x 12'3 (5.79m x 3.73m)

Composite double glazed entrance door to the side elevation. Three wooden double glazed to the side elevation.
A selection of modern fitted high gloss wall, drawer and base units. Work surfaces incorporating inset a one and a half bowl, stainless steel sink with single drainer and mixer tap. Built in double electric oven. Four ring gas hob and extractor hood. Space and plumbing for a washing machine. Space for a fridge/freezer. Space for a dishwasher. Recessed ceiling down lighters. Partially tiled walls. Radiator. Island with storage below. Laminate flooring.

Conservatory

13'5 x 11'0 (4.09m x 3.35m)

UPVC double glazed windows to the side and rear elevation. UPVC double glazed french patio doors to the side elevation. Celsius glass roof. Radiators. Laminate flooring.

Bedroom Two

12'2 x 12'0 (3.71m x 3.66m)

UPVC double glazed bay window to the front elevation.
Radiator.

Bedroom Three

9'0 x 6'7 (2.74m x 2.01m)

UPVC double glazed door to the rear.
Built in storage cupboard. Stairs to the first floor. Laminate flooring.

Bathroom

Wooden double glazed window to the rear elevation.
Three piece modern suite comprising of a panelled bath with a wall mounted shower above. Vanity wash hand basin. Low level W/C. Tiled walls. Heated ladder towel rail. Tiled flooring.

First Floor Landing

UPVC double glazed window to the rear elevation.
Recessed ceiling down lighters.

Bedroom One

19'9 max x 7'0 (6.02m max x 2.13m)

Two velux windows.
Walk in wardrobe area. Recessed ceiling down lighters. Radiator.

Shower Room

Velux window.
Fitted suite comprising of a shower enclosure. Vanity wash hand basin. Low level W/C. Recessed ceiling down lighters. Partially tiled walls. Heated ladder towel rail. Laminate flooring.

Exterior

To the front of the property there is a block paved driveway providing ample off road parking. A large lawned garden with mature shrub borders and garage. The rear garden is extensive and private with pretty mature borders. There are two seating areas to enjoy, one is Indian stone the other is artificial grass. there is a large lawned garden a pond with koi carp and a selection of seasonal plants.

Garage

16'8 x 10'4 (5.08m x 3.15m)

Wooden double doors to the front elevation.
Two wooden windows to the side elevation.
Power and lighting.

Out Building

5'9 x 4'3 (1.75m x 1.30m)

Power and lighting.

Bar

15'8 x 5'10 (4.78m x 1.78m)

Power and lighting.

Additional Information

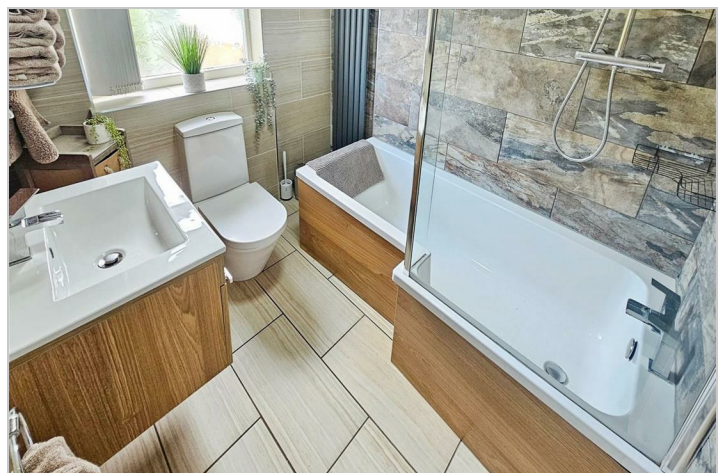
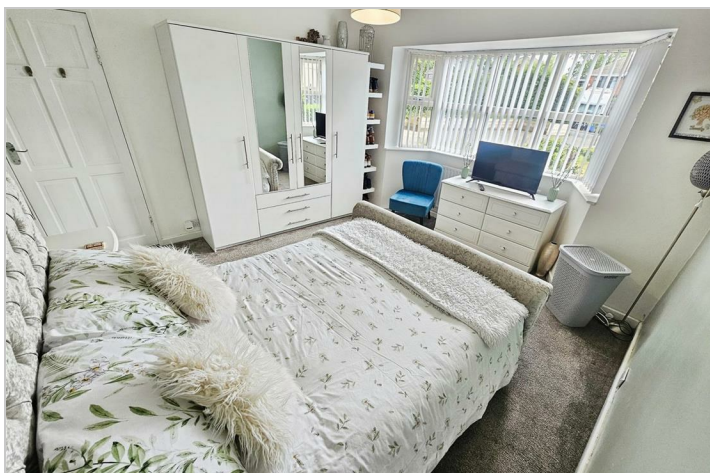
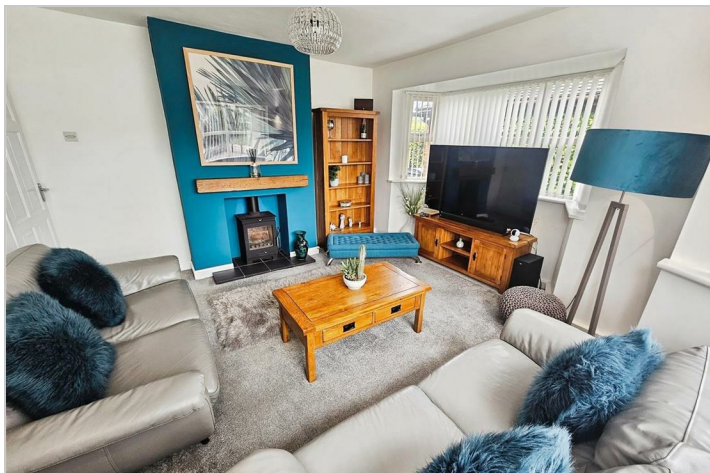
Freehold. Council tax band C.

PROPERTY SIZE: APPROX: 871 square feet / 81 square metres.

Disclaimer

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Tel: 01782 470391



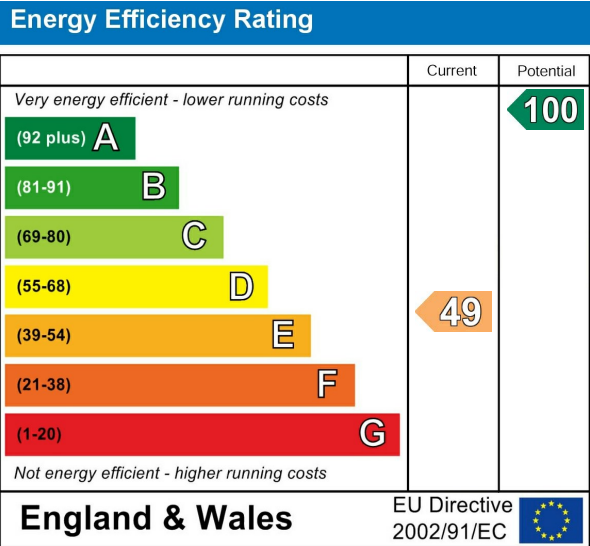
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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