



Heath Road, Norton

Sheridans



Heath Road, Norton IP31 3LT

Guide Price £750,000

Welcome to Rowan House, an impressive detached family home set in the highly sought-after village of Norton. Located on a private road, the property offers a perfect blend of modern living and timeless elegance.

As you enter, you are greeted by a large hallway that sets the tone for the spacious and stylish interiors throughout the home. The heart of the house is the open plan kitchen/family/breakfast room, a bright and welcoming space featuring bi-fold doors that seamlessly connect to the southwest-facing garden. This area is ideal for both everyday living and entertaining, boasting integrated appliances, quartz worktops, and underfloor heating that extends throughout the ground floor for ultimate comfort.

Adjacent to the kitchen is a utility room with convenient access to the garden. For more formal gatherings, the property offers a dedicated dining room, while the study provides a quiet retreat for work.

The sitting room, also with bi-fold doors has a multi-fuel wood burner that adds warmth and character. A well-appointed cloakroom completes the ground floor amenities.



The first floor is just as impressive, featuring a master bedroom with a stunning vaulted ceiling and a luxurious en-suite that includes a bath, walk-in shower, WC, and sink. Three additional double bedrooms provide ample space for family and guests, with one benefiting from its own en-suite shower room. The family bathroom, also with a bath, walk-in shower, WC, and sink.

Outside

The property has a good-sized garden, enclosed by fencing with large terrace adjoining the house, with a variety of areas for planting and lawn to rear. There is an extensive parking area, leading to a 2-bay double garage with electric roller shutter doors and fencing at the front to give extra privacy.

Location

The property is pleasantly situated along a quiet lane close to open countryside yet within a short walk to the centre of the village and the local amenities on offer which include a well regarded primary school, church, village hall, playing field, garage with shop / post office and service station, and there is a thriving local public house.

Excellent access is gained to Bury St Edmunds (approximately 8 miles away) and to the A14 dual carriageway, linking the east coast, Cambridge and London via the M11.



- Impressive detached family home set in a sought after village on a private road
- Open plan kitchen/family/breakfast room with bi fold doors leading to south west facing garden
- Underfloor heating throughout the ground floor
- Kitchen consists of integrated appliances and quartz work tops
- Utility room with door leading to garden
- Dining room
- Sitting room with bi-fold doors and multi fuel wood burner
- First floor comprises of Master bedroom with vaulted ceiling and ensuite
- Three additional bedrooms, en-suite and family bathroom
- Double garage and driveway and South/Westerly facing garden

Directions

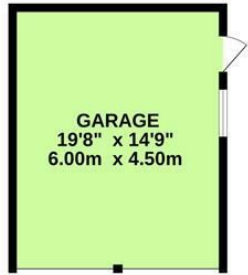
When entering Norton from the direction of Elmswell and the A14, proceed along Ixworth Road and turn left into Heath Road / signposted Tostock. Follow the road and the property will be found further on the right-hand side.

Services

Main services are connected. Council tax band: G. EPC Rating: C.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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GROUND FLOOR

1ST FLOOR



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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