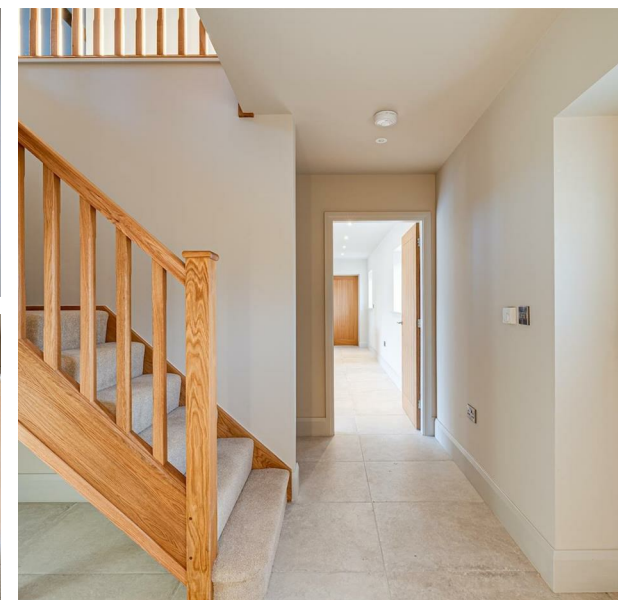


# Norley Road, Norley, WA6 6LH

Offers Over £750,000



# Norley Road, Norley, WA6 6LH

Offers Over £750,000  
Council Tax Band: F

We are delighted to offer to the market this superb barn conversion in the popular village of Norley close to Delamere Forest. This newly converted barn offers luxury living space with four bedrooms, three bathrooms and downstairs cloakroom.

This property boasts underfloor heating to the ground floor and gas central heating to the first floor. Double glazing throughout.

Generous garden with two dedicated car parking spaces.

Viewing is essential to appreciate the beauty of the property and surrounding area.

\*\* Please note some images are artist impressions.

The property briefly comprises of:

## Vestibule

Attractive entrance lobby with composite door and double glazed windows. Tiled flooring with under floor heating. Vaulted ceiling with feature beams.

## Reception Room

Reception room off the vestibule with oak effect glazed double doors. Double glazed windows and under floor heating.

## Kitchen Diner

Open plan kitchen living space with double glazed feature windows. Tiled floor with underfloor heating. Ample shaker style kitchen units with antique chrome effect feature handles. Worktop with moulded draining area. White ceramic undercounter mounted double sink. Integrated extractor fan, dishwasher and fridge.

## Utility

Utility room with double glazed window. Tiled floor with underfloor heating. Ample shaker style kitchen units with antique brass effect feature handles. Marble effect worktop with moulded draining area. Undercounter mounted sink. Integrated fridge and freezer.

## Snug

Snug off the kitchen with oak effect door. Double glazed window and under floor heating.

## Study

Study off the kitchen with oak effect door. Double glazed window and under floor heating.

## Cloakroom

Downstairs cloakroom with oak effect door. Tiled floor with underfloor heating.

White closed coupled toilet. White sink with chrome mixer tap and feature vanity unit.

## Stairs & Landing

Stairs & Landing with feature beams. Oak effect bannister and spindles. Neutral carpet and gas feature radiator.

## Bedroom One

Master suite with oak effect door, vaulted ceiling and feature beams. Double glazed windows. Feature radiators. Neutral carpet.

## Ensuite

Ensuite off bedroom one with oak effect door and flooring. Wall mounted extractor fan. White close coupled W/C. White hand basin with chrome mixer tap and fitted vanity unit. Walk in shower cubicle with tiled surround, and rainfall shower head.

## Bedroom Two

Bedroom with oak effect door, vaulted ceiling and feature beams. Double glazed window. Feature radiator. Neutral carpet.

## Ensuite

Ensuite off bedroom two with oak effect door and flooring. Wall mounted extractor fan. White close coupled W/C. White hand basin with chrome mixer tap and fitted vanity unit. Walk in shower cubicle with tiled surround, and rainfall shower head.

## Bedroom Three

Bedroom with oak effect door, vaulted ceiling and feature beams. Double glazed window. Feature radiator and neutral carpet.

## Bedroom Four

Bedroom with oak effect door, vaulted ceiling and feature beams. Double glazed window. Feature radiator and neutral carpet.





### **Bathroom**

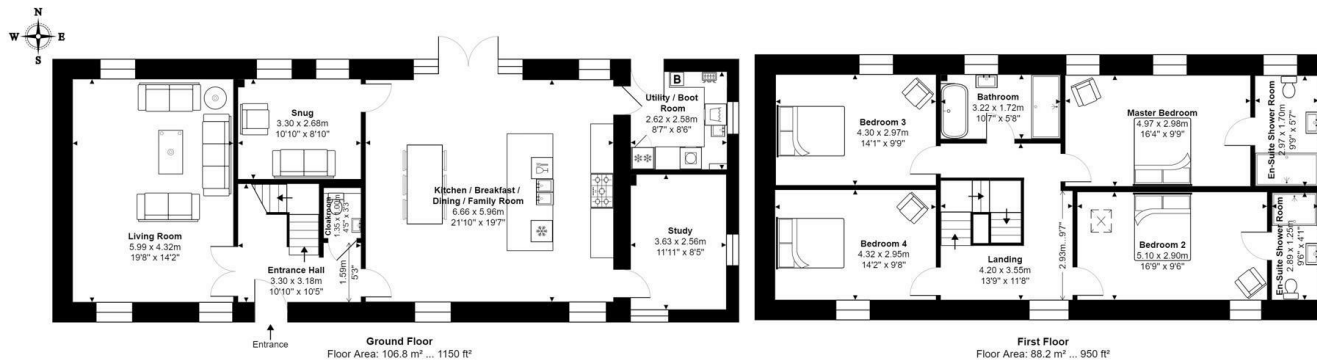
House bathroom with oak effect door and flooring. Double glazed window. Wall mounted extractor fan. vertical feature radiator. White four piece suite including close coupled W/C. White hand basin with chrome mixer tap and fitted vanity unit. Walk in shower cubicle with tiled surround, and rainfall shower head.

### **External**

Access to the hamlet is via a private driveway. The property has three dedicated parking spots, one within a carport as well as additional parking if required. To the rear of the property is a flagged patio and lawn with wall mounted feature lighting.



Keighley



5 THE WILDINGS, NORLEY ROAD, NORLEY, FRODSHAM, CHESHIRE, WA6 6LH

Approximate Gross Internal Area: 195.1 m<sup>2</sup> ... 2100 ft<sup>2</sup>  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
 This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
 Floor plan produced by Green House EPC Ltd 2023. Copyright.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	