

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details are not guaranteed to be in the sales details as they have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further

[www.fletcherpoole.com](http://www.fletcherpoole.com)

Fletcher & Poole  
DIAMOND COLLECTION



4 Norton Road  
Rhos on Sea  
LL28 4TH



# Traditional Style Four Bedroom Detached House Situated In A Sought After Residential Area

## Description

This traditional style four bedroom detached house is situated in a sought after residential area close to the amenities of Rhos on Sea and with easy access to all transport links. Viewing is highly recommended to appreciate the size and layout of the accommodation as it has a wealth of potential with three good size reception rooms including a conservatory and three of the four bedrooms with ensuite facilities.

To the front of the property there is ample off road parking and garden laid to lawn and with a border surround. The large enclosed private rear garden has a stone paved seating area, a large lawn and landscaped with a variety of well established plants and shrubs including fruit trees.

The accommodation on the ground floor comprises of hallway with parquet flooring, cloakroom with w.c., light and spacious lounge, double aspect sitting room, kitchen, large conservatory which can be accessed off the kitchen and the lounge and a side porch with two walk in store rooms, utility/boiler room and a door into the garage. A turned staircase leads to the first floor which comprises of a master bedroom with dressing area and ensuite shower room and three further bedrooms, two with ensuite facilities. There is gas central heating and UPVC double glazing.

- ✓ TRADITIONAL STYLE FOUR BEDROOM DETACHED HOUSE
- ✓ SITUATED IN SOUGHT AFTER RESIDENTIAL AREA
- ✓ GOOD SIZE ACCOMMODATION WITH A WEALTH OF POTENTIAL
- ✓ INCLUDES THREE RECEPTION ROOMS AND THREE BEDROOMS WITH ENSUITE FACILITIES
- ✓ OFF ROAD PARKING GARAGE AND LARGE ENCLOSED PRIVATE GARDEN



4 Bedroom  
Detached  
House

4 Norton Road  
Rhos on Sea  
LL28 4TH

£695,000

Reference Number: RP3704  
4/09/24

Fletcher & Poole,  
1A Penrhyn Avenue,  
Rhos-on-Sea, LL28 4PS

Registered Company  
Number 4687367

## Valuation

Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment. Contact:

tel: 01492 549178  
email: rhosonseas@fletcherpoole.com  
m  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)







## 4 Bedroom Detached House

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#### Hallway

4.25m x 3.52m (13'11" x 11'7") Maximum

#### Cloakroom

2.15m x 1.14m (7'1" x 3'9")

#### Lounge

6.89m x 4.38m (22'7" x 14'5")

#### Sitting Room

5.17m x 3.55m (17'0" x 11'8")

#### Kitchen

5.16m x 3.51m (16'11" x 11'6")

#### Conservatory

3.65m x 3.58m (12'0" x 11'9")

#### Utility/Boiler Room

2.43m x 1.35m (8'0" x 4'5")

#### Bedroom One

6.91m x 4.25m (22'8" x 14'0") Maximum

#### Ensuite

2.79m x 2.35m (9'2" x 7'9")

#### Bedroom Two

4.09m x 3.54m (13'5" x 11'8")

#### Ensuite 2

3.53m x 3.03m (11'7" x 9'11")

#### Bedroom Three

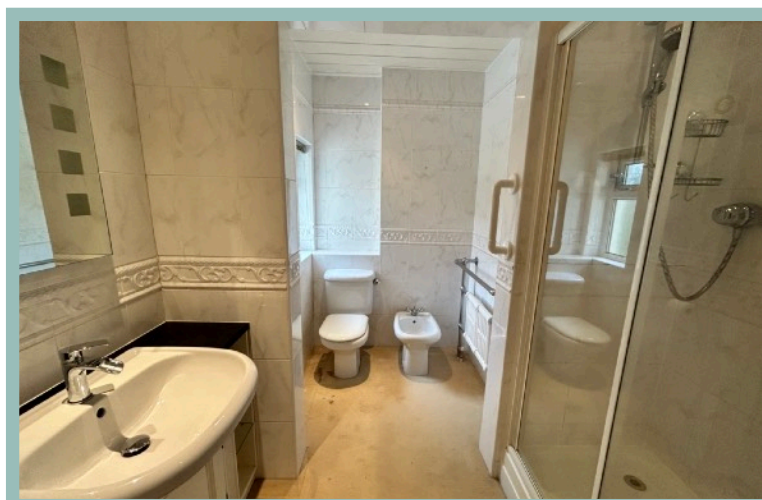
3.53m x 3.03m (11'7" x 9'11")

#### Ensuite 3

2.11m x 2.03m (6'11" x 6'8")

#### Bedroom Four

2.49m x 2.35m (8'2" x 7'9")





## Location

The property is located in the popular coastal resort of Rhos On Sea with a wealth of local shops and other facilities, the larger resorts of Colwyn Bay and Llandudno are approximately 1 and 3 miles respectively and it is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line Holyhead to Euston

## Directions

From the Rhos On Sea office turn right towards the Promenade, turn right onto the Promenade and first right onto Rhos Road (B5116) At the traffic lights turn left onto Brompton Avenue turn right onto Digby Road and first right onto Norton Road.

Council Tax Band: "G" (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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