



7 Prospect Road

Norton, Suffolk IP31 3NH

ML Property are delighted to offer for sale this extremely well presented, extended and spacious 3/4 bedroom semi detached house situated in the popular village of Norton. The property benefits from good size rear gardens overlooking farmland.



price
£375,000

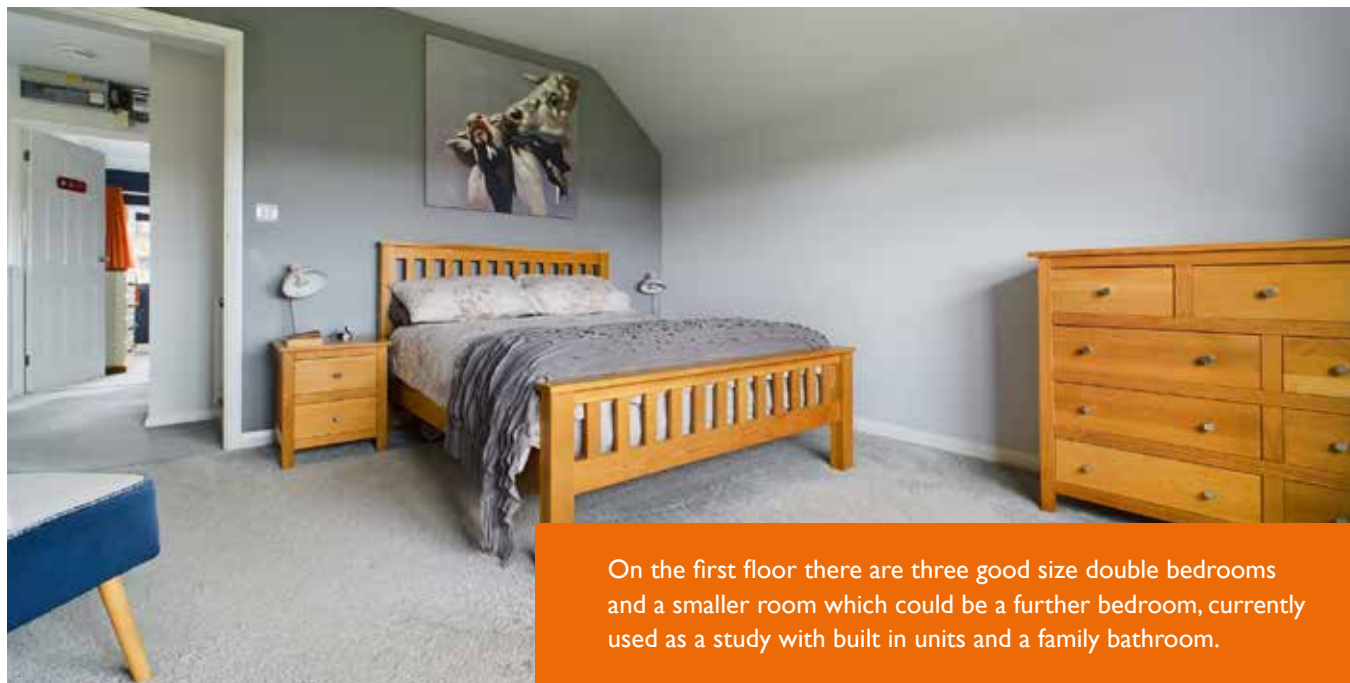
at a glance...

- 3/4 Bedroom semi detached property
- Extended accommodation with a bedroom 4/study
- Presented in superb order throughout
- OFCH and UPVC windows and doors
- Three receptions rooms
- Off road parking with further front garden
- Good size rear gardens with views over open farmland to the rear
- Popular village location





The property which has been superbly maintained and improved by the current vendor occupies a good size plot with 1300sqft of living accommodation on offer. Comprising of - hall, sitting room with wood burning stove, pocket doors leading to the garden room/snug with bi-fold doors out to the garden. There is a dining room with a good size kitchen that leads through to the utility room and cloakroom.



outside

Externally and to the front of the property is a small lawned area leading to the off road parking with side gate to the rear garden. The rear garden is of a good size enclosed by fencing and hedge row and predominantly laid to lawn with a patio immediately to the rear of the property. To the rear of the garden there are views over open farmland, a garden shed and hard-standing area.

location

The property is located in Prospect Road in a peaceful location within the village of Norton. The village offers good local amenities including primary school, church, village hall, playing field, garage with shop/post office and service station. There is a well regarded public house 'The Dog'. Norton is situated close to the market towns of Bury St. Edmunds and Stowmarket reached via the A14. Stowmarket offers a direct commuter service from Stowmarket Station to London Liverpool Street which takes approximately 80 minutes.

services

Mains water, drainage and electricity. Central heating is provided from a Oil fired boiler serving radiators.

Local Authority Mid Suffolk District Council - Council Tax Band B

Internet speed Ultrafast Broadband up to 1100 mobs - information from the ofcom website

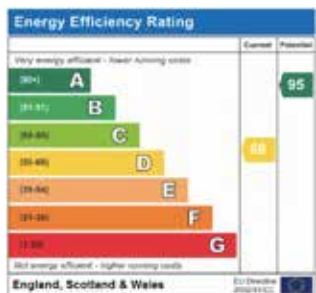
Mobile Coverage Most networks are available - information from the ofcom website

Flood zone I (Low probability) - information from [.gov.uk](https://www.gov.uk)

Material information brochure attached.

We strongly advise a viewing of the property to not only appreciate the size of accommodation on offer but the plot size also.





The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.



Material
Information
brochure.



ground floor

Hall	
Sitting Room	5.13m (16'9") x 11'8" (3.57m)
Snug/Garden Room	3.92m (12'10") x 2.69m (8'10")
Kitchen	4.60m (15'1") x 4.68m (15'4")
Dining Room	2.92m (9'6") x 3.61m (11'10")
Utility Room	1.73m (5'8") x 2.45m (8'0")
WC	

first floor

Bedroom	3.99m (13'1") x 3.61m (11'10")
Bedroom	3.60m (11'9") x 3.53m (11'6")
Bedroom	2.78m (9'1") x 3.66m (12'0")
Bedroom/Study	2.43m (7'11") x 2.74m (8'11")
Bathroom	



PART OF THE 3 POINT PROPERTY GROUP

ML Property Consultants
2 Front Street, Mendlesham,
Stowmarket, Suffolk IP14 5RY

01449 766120
matt@mlproperty.co.uk

find us...
rightmove   

www.mlproperty.co.uk

