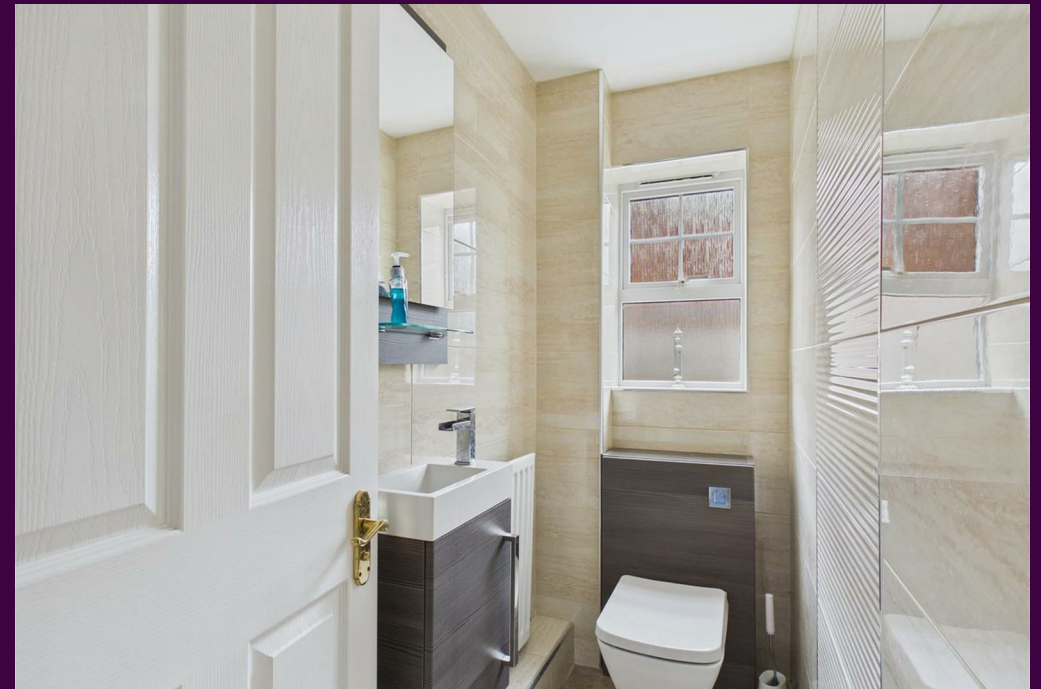


Westminster Oval, Norton

£310,000

IH INGLEBY HOMES







Nestled in the desirable area of Westminster Oval, Norton, this charming detached house offers a perfect blend of modern living and comfort. Built in 2000, the property spans an impressive 1,165 square feet and boasts a well-thought-out layout that is ideal for families or those seeking ample space.

Upon entering, after passing through the hall with a galleried landing, you are greeted by two inviting reception rooms, including a separate bay fronted lounge that provides a warm and welcoming atmosphere. The dining room is perfect for entertaining guests, while the kitchen breakfast room offers a practical space for casual dining and family gatherings.



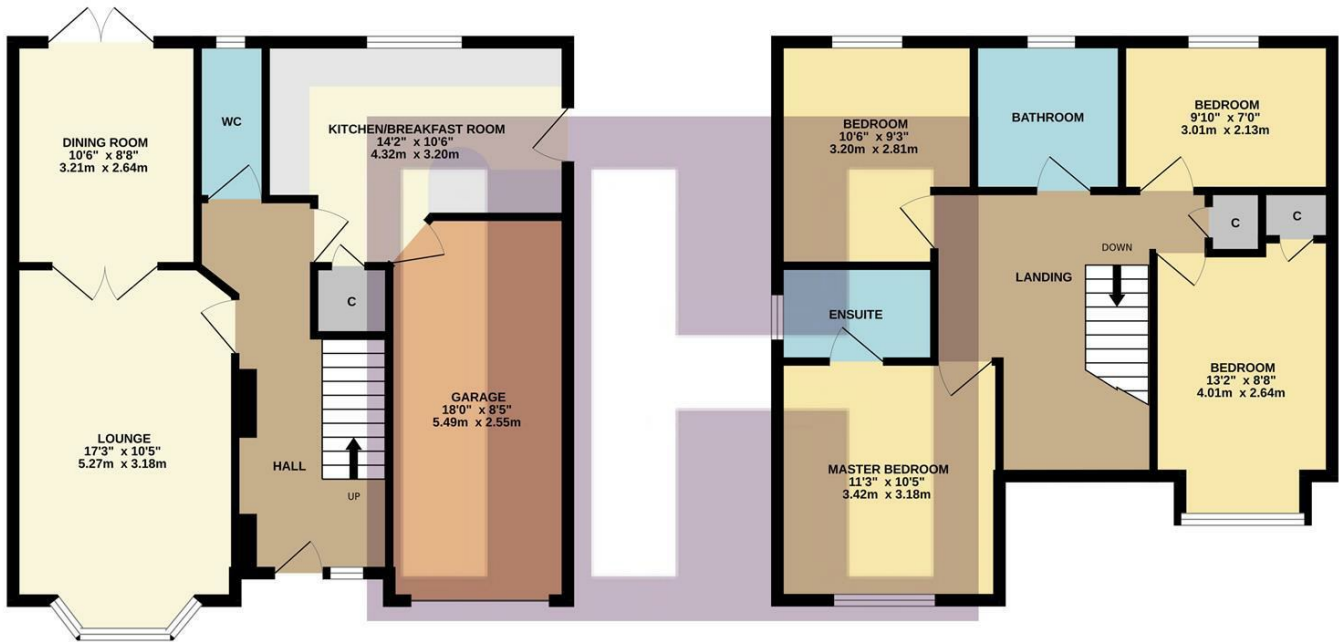
The property features four spacious bedrooms, with the master bedroom benefiting from a stylish ensuite bathroom, ensuring privacy and convenience. All bathrooms in the home have been impressively updated, showcasing modern fixtures and finishes that enhance the overall appeal of the property.

Outside, the southerly rear garden is a wonderful retreat, whilst the double-width driveway and garage provide ample parking for up to three vehicles.

The Layout

GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.

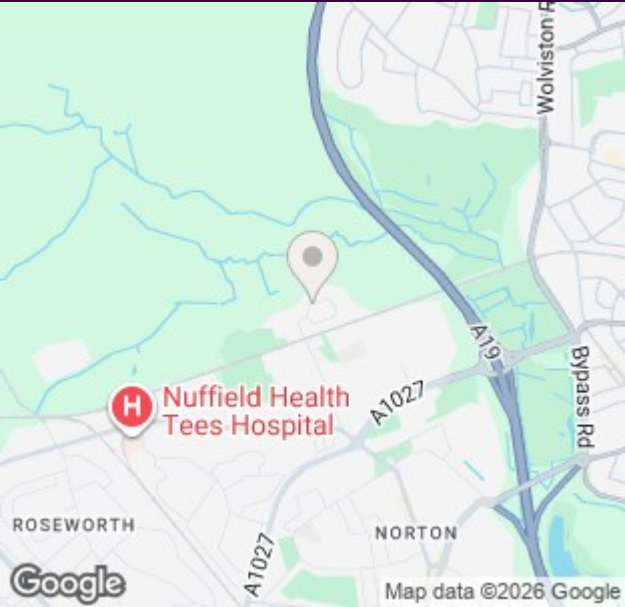
1ST FLOOR
603 sq.ft. (56.1 sq.m.) approx.



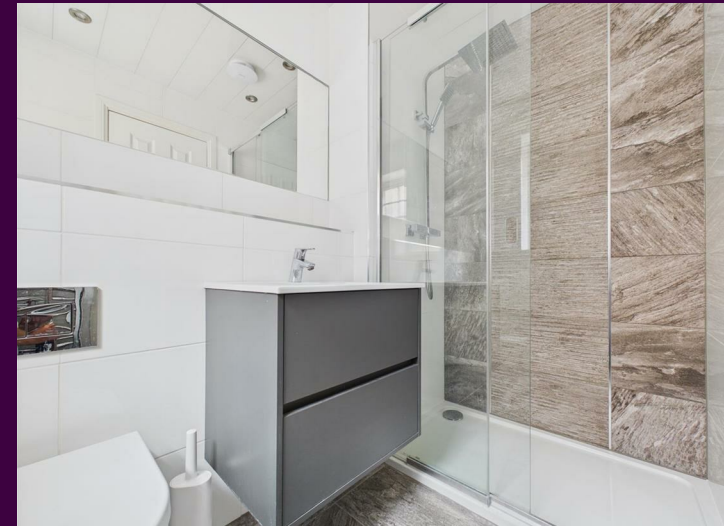
TOTAL FLOOR AREA : 1280 sq.ft. (119.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		82	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C	74		(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: E
Tenure: Freehold



- Sought after 'Westminster Oval' location in Norton
- Spacious four-bedroom detached residence
- Bay-fronted lounge, separate dining room and fitted kitchen/.breakfast room
- Impressive refitted bathroom, ensuite and cloakroom/WC
- Double-width drive, garage, front garden and southerly rear garden
- Generous bedrooms, 'Master' with stylish ensuite
- No Forward Chain - Early viewing advised.
- Just a stroll to 'Norton Green'



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