





PLOT 9, PACKWAY GARDENS
NORTON, IP31 3XU

£975,000 OIEO
FREEHOLD

Situated within the peaceful and sought-after village of Norton, this impressive BRAND NEW four-bedroom detached family home occupies a generous plot of approximately 0.44 acres, offering spacious accommodation, extensive gardens and a wonderful semi-rural setting.

Built to a high standard, the property combines traditional styling with modern energy-efficient living, benefiting from air source heating and a cosy wood-burner in the lounge, creating the perfect balance of comfort and efficiency throughout the seasons.

The property is conveniently positioned for the nearby town of Bury st Edmunds, local amenities and transport links, making it an ideal choice for those seeking village life without sacrificing accessibility.

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• Step Inside Today With Our 360 Virtual Tour! • Wood Burner in Lounge • Plot size 0.44 of an acre • Over 3000 sq ft • Underfloor Heating Throughout • Air Source Heating





Entrance
Bespoke oak porch and front door, Oak flooring in hallway, Oak staircase to first floor.

Lounge
Double door entrance, UPVC window to front aspect, Patio doors leading to rear terrace/patio area, Bespoke brick fireplace with wood burner.

W/C
Tiled floor, Low level W/C, Wash basin with storage

2nd Reception/Study
UPVC Window to front aspect

Kitchen/Family Room
Blend of Oak flooring and tiles, 2 sets of Bi-fold doors leading to the garden, exposed Oak beams, High and low level units with two way colour scheme, Ample Quartz worktops including large island with wine fridge, Rangemaster cooker, hob and extractor, Built in dishwasher, Integral bins, space for fridge/freezer, Sink with mixer tap, UPVC window to side aspect.

Utility Room
Tiled floor, Bench seat with storage, Water softner, rear access to garden, space for a washing machine, space for a tumble dryer, high and low level units, oak worktop, Sink with mixer tap, extractor fan, loft access, windows front, side and rear aspect.

Landing
Window to rear aspect, Airing cupboard, housing water tank and heating controls.

Principal Suite
Vaulted ceiling with exposed oak beams, chandelier and juliet balcony over looking the garden.

En- Suite
Window to side aspect, heated towel rail, his and hers sinks with storage, large LED mirror, freestanding bath, W/C, walk in shower with rainfall shower head, extractor fan.

Dressing Room
Rails and shelves

Bedroom 2
Window to rear aspect

Dressing Room
Rails and shelves

En-Suite
Heated towel rail, wash basin with storage, Walk in shower with rain fall shower head, LED mirror, Fully tiled

Bedroom 3
Window front aspect, loft access with ladder, built in wardrobe

Bedroom 4
Window front aspect

Family Bathroom
Shower with rainfall shower head, heated towel rail, W/C, freestanding bath, wash basin with vanity unit, window side aspect, LED mirror.

Rear Garden
Large terrace/patio area with wired balustrade, access to lawn area from both sides of the patio, large enclosed lawn area with woodland views to the rear.

Front Garden
Large stoned driveway allowing parking for 4+ cars, patio walkway leading to front porch, bark area below front windows, Patio walkway to the rear garden, the rest of the front is newly turfed.

Double Garage
2 Electric doors, personal door to the side, power and light, roof of the garage has also been made ready for conversion if needed/wanted.

Disclaimer
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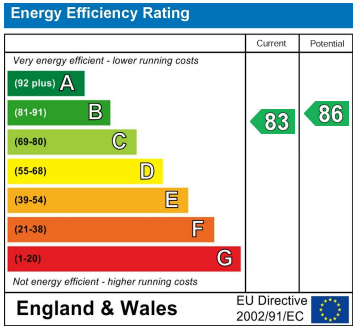












EPC Rating: B Council Tax Band: TBC

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