

Syon Gardens, Norton, TS20 1QG
3 Bed - House - Detached
£240,000

Council Tax Band: D
EPC Rating: C
Tenure: Freehold

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Syon Gardens, Norton, TS20 1QG

*** NO CHAIN INVOLVED *** An impressive THREE BEDROOM detached family home occupying a pleasant position tucked away in the corner of a small cul-de-sac, just off Junction Road in the highly sought-after Norton area. Set on a generous plot, the property offers excellent potential for buyers looking to create a home to their own taste, whilst benefiting from a WESTERLY FACING REAR GARDEN, DETACHED DOUBLE GARAGE and AMPLE OFF-STREET PARKING. Ideally located within easy reach of Norton Village, its picturesque Green, duck pond and historic High Street, with excellent access to the A19.

The accommodation has been well maintained over the years and offers spacious, versatile living areas with scope for modernisation. The layout briefly comprises; entrance porch leading into a generous lounge with French doors opening onto the rear garden. A separate dining room, converted from the original garage, provides flexible space which could alternatively be used as a home office or study. The fitted kitchen incorporates a range of units, integrated oven and hob, and overlooks the rear garden.

To the first floor are three well-proportioned bedrooms, with the master benefiting from fitted wardrobes. The bedrooms are served by a family bathroom featuring both a bath and separate shower, together with a separate WC. Further benefits include gas central heating and uPVC double glazing.

Externally, the property enjoys a generous plot with a lawned front garden and extensive driveway providing ample off-street parking. The detached double garage offers excellent storage or workshop potential. The enclosed,







Entrance
uPVC DG glass panelled door, door into the lounge and dining room.

Lounge
19'9" x 15'3" (max) (6.02m x 4.65m (max))
uPVC DG window to front, uPVC DG French doors opening onto the rear patio, living flame coal effect gas fire with modern surround. Two radiators and staircase to first floor landing.

Kitchen
12'8" x 8'2" (3.86m x 2.49m)
Fitted with a range of wall, base and drawer units with contrasting worktops, inset sink and drainer with mixer tap. halogen hob with illuminating extractor and fan assisted oven. plumbing and recess for washing machine and dishwasher, space for fridge freezer. uPVC DG window to rear, uPVC DG glass panelled door opening to the side of the property.

Dining Room (Converted Garage)
15'7" x 7'10" (4.75m x 2.39m)
uPVC DG window to front, radiator and serving hatch from kitchen

Landing
loft access.

Bedroom (Front)
12'3" x 11'5" (3.73m x 3.48m)
uPVC DG window, fitted wardrobes and radiator.

Bedroom (Rear)
11'2" x 8'7" (3.40m x 2.62m)
uPVC DG window, and radiator.

Bedroom (Front)
13'1" x 8'1" (3.99m x 2.46m)
uPVC DG window, and radiator.

Bathroom
8'2" x 5'1" (2.49m x 1.55)
Panelled bath, separate shower cubicle and pedestal wash hand basin. Co ordinated tiled splashback, uPVC DG window and radiator.

W/c
5'1" x 2'7" (1.57m x 0.81)
Low level WC. uPVC DG window.

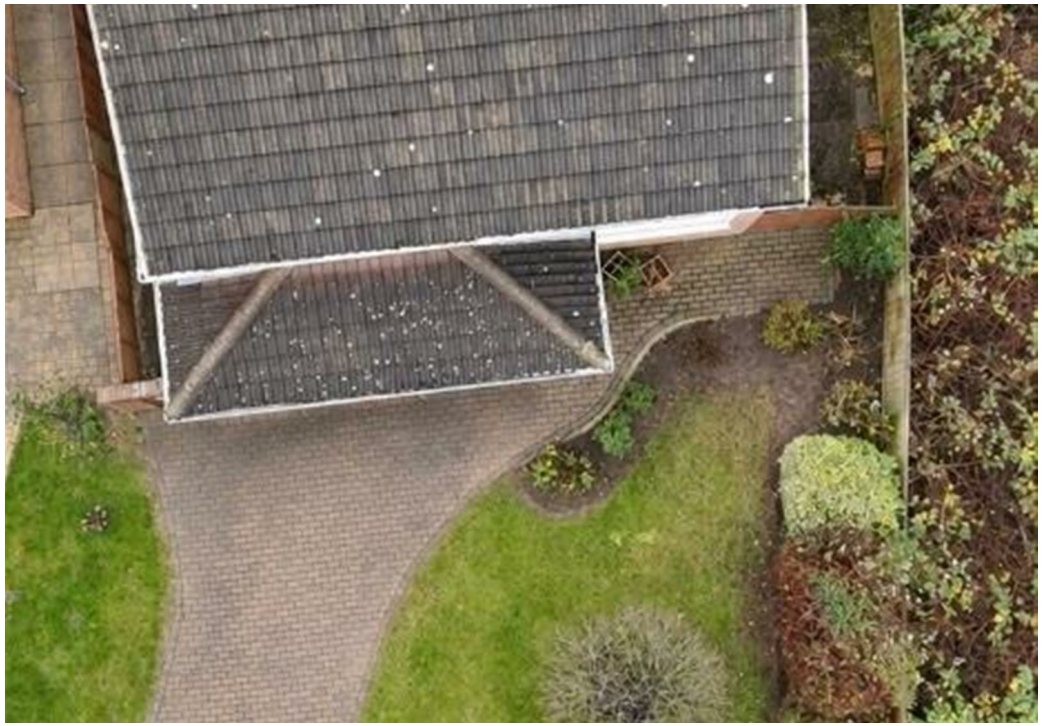
Externally
The property enjoys a generous plot with a lawned front garden and extensive driveway providing ample off-street parking. The detached double garage offers excellent storage or workshop potential. The enclosed, westerly facing rear garden enjoys a good degree of privacy with mature hedging and established planting.

NB
"Please note: Some internal photographs have been virtually staged using AI software to demonstrate room layouts and furniture potential; the property is physically being sold completely unfurnished."







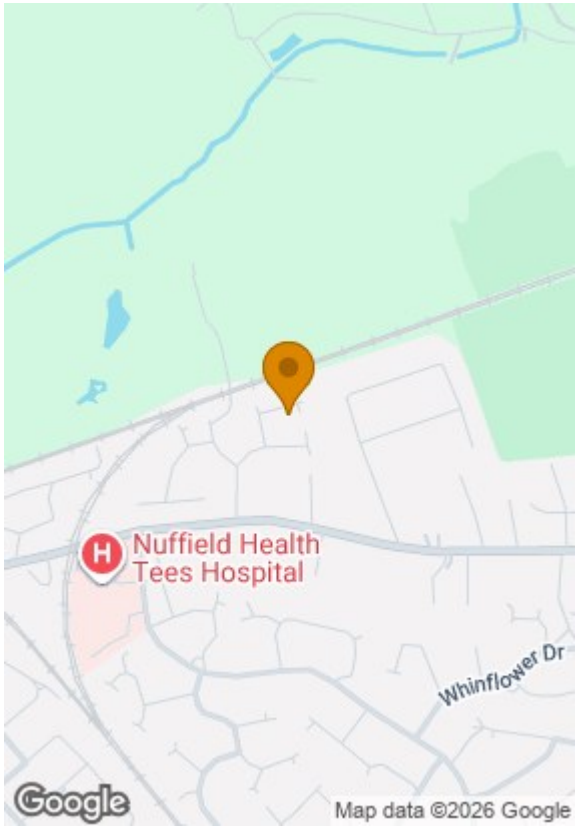


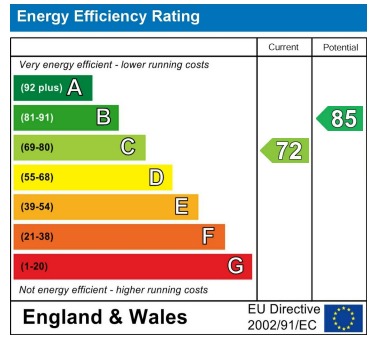












For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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