



Lovett & Co.
estate agents

Norton Green Lane
Norton Canes



Lovett&Co. Estate Agents are delighted to present this rare opportunity to acquire a substantial and versatile five bedroom family home, originally comprising two separate properties which have since been converted into one generously proportioned residence.

This much-cherished family home offers an exceptional amount of living and sleeping accommodation, making it an ideal choice for larger or multi-generational families seeking space and flexibility. The property also benefits from a substantial private rear garden, providing the perfect setting for family activities, outdoor entertaining and relaxation.

Offering exciting investment and development potential, the property may also appeal to investors looking to convert the building back into two separate dwellings, create individual apartments or establish a House in Multiple Occupation (HMO), subject to obtaining the necessary planning permissions and regulatory approvals.

Internally, the spacious and flexible accommodation briefly comprises: an entrance hallway leading into the first reception/dining room, which flows openly into the kitchen. A generously sized main lounge features a charming log-burning stove and opens into a further reception/dining area, providing excellent space for entertaining. There is also a sunroom/conservatory overlooking the rear garden, a versatile ground floor studio/bedroom with its own WC, and a separate ground floor shower room.

To the first floor, the landing provides access to four well-proportioned double bedrooms, with a fifth bedroom accessed via one of the other bedrooms, offering potential for use as a dressing room, nursery or additional bedroom. A modern en-suite bathroom further complements the first floor accommodation.

Externally, the property continues to impress, boasting an integral garage, off-road parking for up to three vehicles and a useful cellar, ideal for additional storage. To the rear is a particularly generous and private garden, featuring patio seating areas, an extensive lawn and an attractive fish pond, creating a wonderful outdoor space for the whole family to enjoy.

RECEPTION HALL:

Entrance door, radiator, light point, stairs to the first floor and door to the dining room.

DINING AREA:

11' 10" x 11' 2" (3.61m x 3.41m)

Ornamental fireplace, carpeted flooring, ceiling light point, radiator, sliding door to the cellar, opening to the kitchen doorway





to the lounge and door to the conservatory.

LOUNGE & DINING AREA:

12' 1" x 25' 5" (3.68m x 7.75m)
Feature open grate fireplace (with space for electric log burner effect fire), carpeted flooring, light points, radiators, front reception/dining area with window to the front.

KITCHEN:

6' 11" x 11' 6" (2.10m x 3.50m)
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven and grill plus 4 ring electric hob, space and plumbing for white goods, window to the side and door to the ground floor shower room.

CONSERVATORY:

9' 1" x 8' 10" (2.78m x 2.70m)
Poly-carbonate sloping roof, UPVC french doors and windows to the rear, tiled flooring and opening to the bedroom/studio.

BEDROOM/STUDIO:

6' 9" x 16' 1" (2.05m x 4.91m)
Vinyl flooring, light point, radiator, window to the rear and door to a useful WC with toilet and wash hand basin.

SHOWER ROOM:

Modern suite comprising: walk in shower shower area, cabinet wash hand basin, low level WC, heated towel rail, light point and window to the rear.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light points, doors off to four bedrooms.

BEDROOM ONE:

15' 8" x 11' 3" (4.78m x 3.43m)
Built in cupboard, carpeted flooring, radiator, ceiling light point, windows to the rear, door to the en-suite bathroom.

BATHROOM:

Modern suite comprising: bath with shower over and screen, cabinet wash hand basin, low level WC, wall tiling, vinyl flooring, light point, radiator and window to the rear.

BEDROOM TWO:

15' 8" x 11' 3" (4.78m x 3.43m)
Built in wardrobe, carpeted flooring, ceiling light point, radiator, windows to the front.

BEDROOM THREE:

12' 0" x 11' 3" (3.65m x 3.43m)
Laminate flooring, ceiling light point, radiator and window to the rear and door to the fourth bedroom.

BEDROOM FOUR:

12' 0" x 11' 3" (3.65m x 3.43m)
Laminate flooring, range of wall and base units with fitted





cabinets and work tops, ideal for use as a hobby room, ceiling light point, radiator and window to the front.

BEDROOM FIVE:

7' 0" x 10' 10" (2.13m x 3.31m)

Carpeted flooring ceiling light point, radiator and window to the rear.

INTEGRAL GARAGE:

Ample space for a further vehicle, with light and electric points, plus inspection pit and engine hoist - great for any car enthusiasts.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

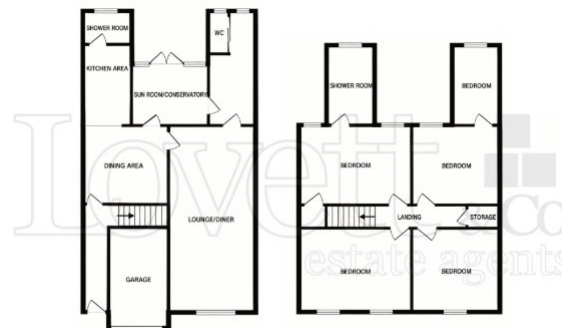
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These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



For illustrative purposes only