



**Potts Close, Norton**

Norton

**£275,000**



## Ground Floor

- **Hallway**  
3.96 m x 1.97 m  
Central hallway providing access to the main living areas and staircase to the first floor.
- **Living Room**  
3.79 m x 3.93 m  
A well-proportioned living space with good natural light, suitable for a range of seating layouts.
- **Kitchen/Diner**  
2.82 m x 5.45 m  
Long, spacious kitchen/diner with ample room for units and appliances, and direct access though patio doors to the rear garden.
- **Utility Room**  
1.61 m x 1.70 m  
Practical utility space, ideal for laundry appliances and additional storage.
- **WC (Cloakroom)**  
1.60 m x 0.92 m  
Compact ground-floor WC, conveniently located off the hallway.



## First Floor

- **Master Bedroom**  
3.23 m x 3.57 m  
Comfortable double bedroom with access to a private en-suite.
- **En-Suite**  
1.80 m x 1.80 m  
Well-sized en-suite shower room serving the master bedroom.
- **Bedroom Two**  
2.89 m x 2.79 m  
Good-sized second bedroom, suitable as a double or generous single.
- **Bedroom Three**  
2.88 m x 1.96 m  
Compact third bedroom, ideal as a single bedroom, nursery, or home office with built-in cupboards, providing useful additional storage.
- **Bathroom**  
2.09 m x 1.69 m  
Family bathroom located centrally between the bedrooms.



**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 1

A beautifully presented three-bedroom detached home located on Potts Close, within the sought-after Norton Gardens estate off Junction Road, Norton. This is a rare opportunity, being the first of this particular house type to come to market since the development was built, with only four of these homes across the entire estate.

The property offers well-balanced and versatile accommodation, ideal for modern family living. The ground floor comprises a welcoming entrance hall leading to a separate living room, perfect for relaxation, alongside a spacious open-plan kitchen diner that forms the heart of the home. The kitchen is complemented by a separate utility room and a convenient ground floor W/C.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom benefiting from an en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property enjoys a private rear garden, ideal for outdoor entertaining and family use. Further benefits include a detached garage and off-street parking.

Situated within a desirable residential development, the home is well placed for local amenities, schools, and transport links. With so few of this house type available, early viewing is highly recommended to avoid disappointment.

