



PLOT 9, PACKWAY GARDENS NORTON, IP31 3XU

£1,000,000 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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PLOT 9, PACKWAY GARDENS

- Brand New Home!
- Double Garage With Electric Doors
- Plot size 0.44 of an acre
- Over 3000 sq ft
- Underfloor Heating Throughout
- Wood Burner in Lounge
- Air Source Heating
- Step Inside Today With Our 360 Virtual Tour!



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 softener, 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.

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Approximate total area⁽¹⁾
 3074 ft²
 285.4 m²

Reduced headroom
 17 ft²
 1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: TBC

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