PACKWAY GARDENS, NORTON,

IP31 3XU

GUIDE £1,000,000

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 0.45 of an acre, 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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PACKWAY GARDENS

• Plot Size 0.45 of an Acre • Separate Study • Principal & Guest Bedroom With En-Suite • Air Source Heating/Underfloor Heating Throughout • Double Garage & Driveway Providing Ample Parking • Spacious Sitting Room with Wood Burner • Ground Floor Cloakroom • Step Inside Today With Our 360 Virtual Tour!

Entrance Hall

Solid Oak porch. Oak flooring and staircase to first floor. Windows to front. Storage cupboard with spotlights.

Cloakroom

WC and small wash basin vanity unit. Panelled wood walls. Window to side. Tiled flooring

Sitting Room

Well-proportioned room with dual aspect windows to side and front. Inset wood burner with feature brick and wood surround.

Study

Dual apect windows to side and front.

Kitchen/Dining Room

Impressive room with a wide range of two-tone cabinet and drawer units with Quartz worktops over. Inset sink and drainer. Central island with further cabinets and wine fridge. Integral dishwasher, bins and Range style oven with extractor hood over and space for an American full fridge freezer. Spotlights, ceiling lights and worktop lighting. Window to side aspect. Tiled flooring. Opening to the spacious dining area with Oak flooring. Bi-Fold doors leading directly to the rear garden.

Snug

Adjoining to the kitchen/dining room making an ideal entertaining space for family and friends. Bi- Folding doors opening to the rear garden. Double doors into the entrance hall. Oak flooring and skylight.

Utility Room

With a range of wall and base cabinets with Oak worktops over. Inset sink and drainer with water softener. Bench seat and shoe storage with coat hooks. Window to side and door to side. Tiled flooring.

Landing

Window to rear. Airing cupboard housing the water tank. Storage cupboard housing the heating system. Loft access with ladder.

Principal Suite

Juliet balcony overlooking the rear garden. Feature beams and chandelier. Usb plugs and tv point.

Dressing Room

Built in rails and shelving. Window to side aspect. Spotlights.

En-Suite

Stunning suite, fully tiled. WC and his and her wash basins with LED mirror above. Walk in double shower cubicle with rainfall shower head and separate shower head. Free standing bath. Window to side aspect. Heated towel rail.

Guest Bedroom

Built in wardrobe. Windows to front.

En-Suite

Contemporary suite, WC and wash basin with vanity unit. Fully tiled double shower cubicle with rainfall shower over and separate shower attachment. Window to side aspect. Heated towel rail.

Bedroom 3

Window to front.

Bedroom 4

Window to rear.

Bathroom

WC and wash basin with vanity unit. LED mirror. Fully tiled wall and ceilings. Free standing bath. Double shower cubicle with rainfall shower head and separate shower head. Window to front. Heated towel rail.

Front Garden

Gated access opens to a fully enclosed front garden featuring a spacious stone and block-paved driveway that leads to a double garage with ample parking. A paved pathway bordered by decorative bark leads to the front door, while the remaining front area is neatly laid to lawn.

Rear Garden

Fully enclosed with patio seating area and large seeded lawn.

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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Ground Floor Building 1

Floor 1 Building 1

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Approximate total area(1)

3126 ft²

290.4 m²

Reduced headroom

17 ft²

1.5 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.

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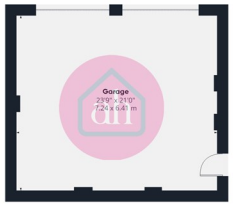
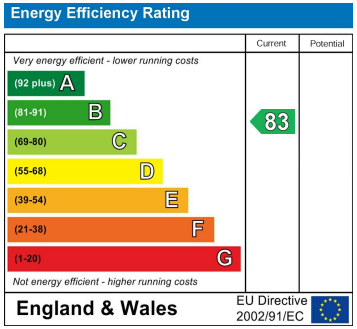


Ground Floor Building 2



EPC Rating: B Council Tax Band: F

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