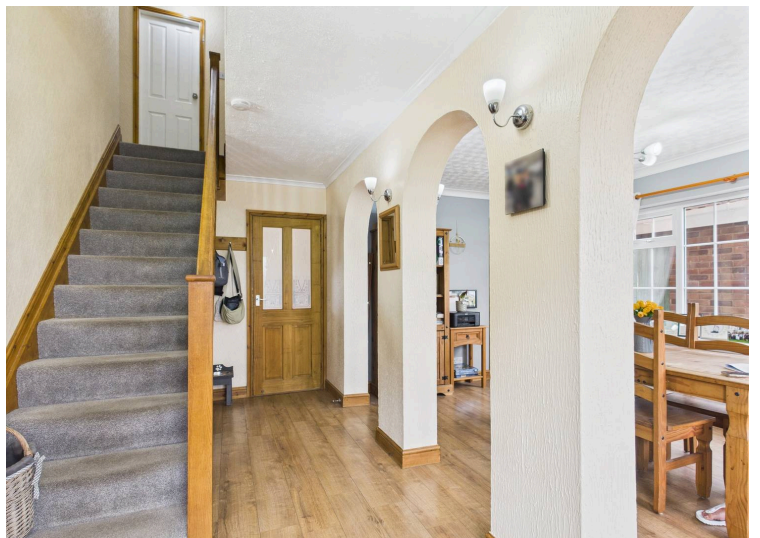
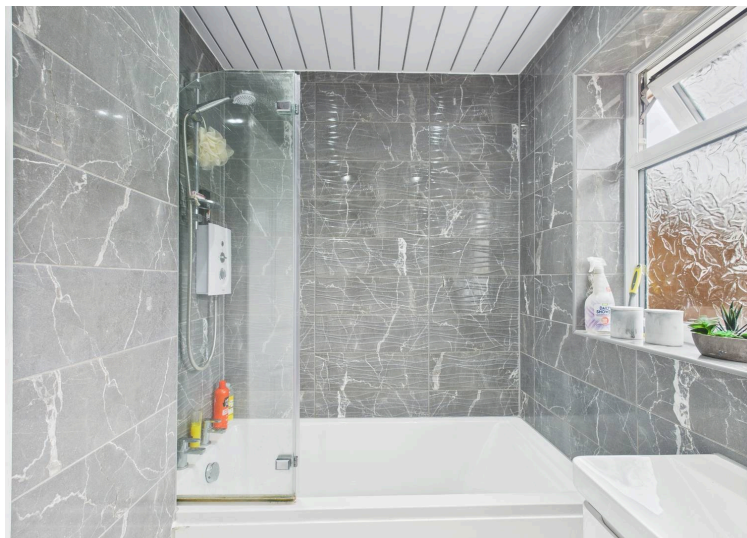


## Norley House Church Side, West Halton - DN15 9BD

£279,995

Highly Sought After Location • Detached Residence • 4 Bedrooms • 2 Reception Rooms • Envious View Over The Green • Block Paved Driveway • Corner Plot • Freehold • Council Tax Band "D" • EPC Rating "D"





Ezmuve is delighted to bring to market, now at a new and attractive price, this charming detached residence set on a generous corner plot in the sought-after village of West Halton. Enjoying an enviable position overlooking the picturesque village green, this spacious family home offers a peaceful village lifestyle with excellent living space and a beautifully maintained setting.

The ground floor offers a warm and welcoming layout, featuring two well-proportioned reception rooms that provide versatile spaces for both family living and entertaining. A well-equipped kitchen sits at the heart of the home, offering ample storage and worktop space, while a convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property continues to impress with four generously sized double bedrooms. The master bedroom benefits from its own private shower room, adding a touch of comfort and privacy, while the recently remodelled family bathroom is finished to a high standard, combining functionality with contemporary style.

Outside, the home enjoys a superb corner position with gardens to the side and rear, offering excellent potential for outdoor living and relaxation. A block-paved driveway provides off-road parking for multiple vehicles, and there is the added bonus of a detached single garage—ideal for secure storage or additional parking.

Located in the heart of the desirable village of West Halton, this home offers a rare opportunity to enjoy peaceful surroundings while remaining within easy reach of nearby towns and transport links.

Viewings are highly recommended at your earliest convenience to fully appreciate the quality, setting, and potential of this fantastic family home.

#### AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

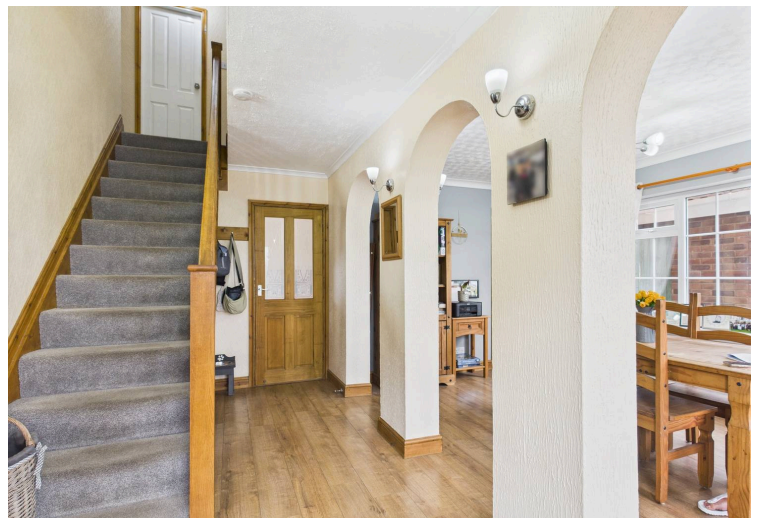
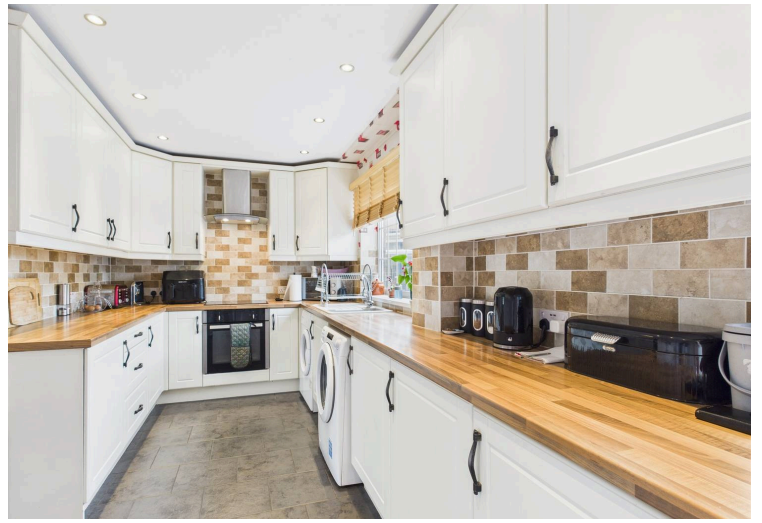


Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
119.4 m<sup>2</sup>  
Reduced headroom  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 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.

GIRAFFE 360



Floor 0

Approximate total area<sup>(1)</sup>  
63.4 m<sup>2</sup>  
Reduced headroom  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 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.

GIRAFFE 360

You can include any text here. The text can be modified upon generating your brochure.



**ezmuve**

estate agents

ezmuve

