



Norton East Road, Norton Canes, WS11 9RW

Offers In The Region Of £350,000

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Welcome to Norton East Road, Norton Canes. Situated in a desirable position directly opposite Chasewater, this spacious and versatile home offers an excellent combination of generous living accommodation, flexible spaces and a fantastic outdoor lifestyle. Ideal for growing families, those working from home, or anyone who enjoys having nature and open space right on their doorstep. Downstairs Upon entering, the welcoming hallway provides excellent space for coats, shoes and additional storage. Leading from the hallway is a converted office, complete with patio doors overlooking the rear garden. This versatile room would make an ideal home office, playroom or, if required, a convenient downstairs bedroom. To the front of the property is a bright and spacious lounge, featuring two windows which allow plenty of natural light into the room. The lounge leads through to the generous dining area, which offers excellent flexibility and could comfortably accommodate a large dining table, or be arranged as a combined dining and snug area. The well-proportioned galley-style kitchen provides ample cupboard and worktop space, with plenty of room for appliances. To the rear is a separate utility area, providing further practical storage and workspace. The ground floor also benefits from a convenient WC and additional storage cupboard. First Floor The first floor features a spacious landing leading to two excellent-sized bedrooms. The larger bedroom on this level spans the full width of the property and benefits from its own private en-suite shower room. The second bedroom is also generously proportioned and features a useful walk-in wardrobe/storage cupboard. Completing this floor is the family bathroom, which boasts a freestanding bath and separate shower. Second Floor The second floor is home to the impressive main bedroom. This spacious room benefits from built-in wardrobes and its own private shower room, providing a comfortable space from the rest of the accommodation. Outside Externally, the property benefits from a multi-vehicle driveway, providing ample off-road parking. The rear garden offers a combination of patio and lawned areas, creating a versatile space for outdoor entertaining, relaxing or family activities. An additional outside room provides yet another flexible space, making it ideal for working from home, hobbies or storage. Location Norton East Road is ideally positioned for access to local shops, schools and transport links, while the close proximity to Chasewater provides fantastic opportunities for walking, cycling and enjoying the outdoors. With its generous accommodation, multiple flexible spaces, ample parking and enviable location, this is a property that offers considerable versatility for modern family living. Contact us today to arrange your viewing.





Property Specification

SPACIOUS FAMILY HOME
OPPOSITE CHASEWATER
THREE FANTASTIC SIZED BEDROOMS
MULTIPLE POTENTIAL OFFICE SPACES
THREE BATHROOMS



Hall 3.63m (11'11") x 2.08m (6'10")

Living Room 4.07m (13'4") x 3.63m (11'11")

Dining Room 5.06m (16'7") x 3.84m (12'7")

Kitchen 4.63m (15'2") x 2.28m (7'6")

Office 5.06m (16'7") x 2.08m (6'10")

Utility 3.05m (10') x 1.88m (6'2")

WC 1.66m (5'5") x 1.10m (3'7")

Conservatory 3.68m (12'1") x 2.60m (8'6")

Landing 2.21m (7'3") x 2.04m (6'8")

Bedroom 2 6.02m (19'9") x 3.63m (11'11") plus 0.44m (1'5")
x 0.44m (1'5")

En-suite Shower Room 2.34m (7'8") x 1.84m (6') plus 0.44m (1'5")
x 0.44m (1'5")

Bedroom 3 4.80m (15'9") x 2.67m (8'9") plus 0.44m (1'5") x
0.44m (1'5")

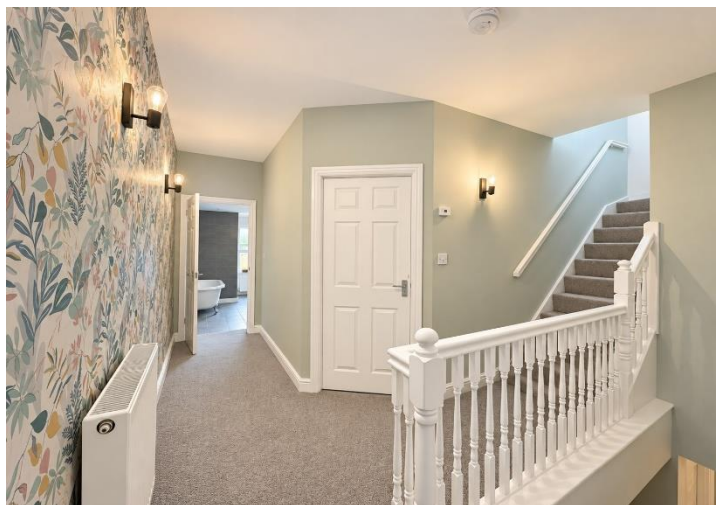
Bathroom 4.63m (15'2") x 2.26m (7'5") max plus 0.44m (1'5")
x 0.44m (1'5")

Walk in wardrobe

En-suite Shower Room 2.04m (6'8") x 1.85m (6'1")

Bedroom 1 5.28m (17'4") x 3.92m (12'10")





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Mains Gas, Electric and Sewerage
Council tax band: C
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

