

An aerial photograph of a large, three-story brick house with a complex roofline featuring multiple gables and dormers. The house is surrounded by a large, paved driveway and a well-maintained garden with various plants and trees. In the background, there are other residential buildings and a large open field.

Lovett & Co.
estate agents

Norton Green Lane
Norton Canes



Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious two/three-bedroom detached dormer-style property, occupying a particularly generous and secluded plot, set well back from the road and enjoying a peaceful and private setting.

One of the property's standout features is undoubtedly its impressive plot, with extensive gardens offering an abundance of outdoor space, privacy and potential. Tucked away from the road, the property enjoys a wonderfully peaceful position, making it ideal for buyers seeking a quieter lifestyle whilst remaining conveniently located for local amenities and commuter routes, including the A5 and M6 Toll.

The property itself offers spacious and versatile accommodation arranged over two floors, with excellent potential for buyers looking to create a home to suit their individual requirements.

The ground floor briefly comprises: entrance porch and hallway, a generous lounge featuring a log-burning stove and access to the rear garden, a spacious kitchen/diner, a versatile second reception room/study with staircase to the first floor, a double bedroom with fitted wardrobe and a family bathroom with separate bath and shower.

Further accommodation includes a useful utility room, guest WC and an additional rear sitting room with French doors opening onto the garden, providing a lovely space to sit and enjoy the peaceful surroundings.

The first floor offers two further bedrooms, both benefiting from useful storage, together with an additional WC.

Externally, the property really comes into its own. The substantial rear garden extends through a series of distinct areas, offering a wonderful sense of space and seclusion, with mature trees, established planting, pathways and a decked seating area ideal for outdoor entertaining. The extensive grounds offer plenty of scope for keen gardeners, families and those simply wishing to enjoy the outdoors in a peaceful and private environment.

To the front, the property is set back from the road with off-road parking, whilst an integral garage provides further parking or useful storage space.

Offering a rare combination of generous accommodation, extensive gardens and a peaceful, tucked-away position, this property presents an exciting opportunity for buyers seeking space, privacy and potential.





Viewing is highly recommended to fully appreciate the size of the plot, the versatile accommodation and the attractive setting.

Entrance Porch

Accessed via sliding double-glazed patio doors, with lighting and a further double-glazed door leading into the entrance hallway.

Entrance Hallway

With wooden flooring, radiator and doors leading to the principal ground-floor rooms.

Lounge – 4.92m x 3.41m

A generously sized reception room featuring a log-burning stove, radiator, double-glazed window and door opening onto the rear garden.

Second Reception Room / Study – 3.97m x 3.11m

A versatile room suitable for a variety of uses, including a home office, music room or additional sitting room. With double-glazed window to the front, radiator and staircase leading to the first floor.

Ground Floor Bedroom One – 3.95m x 3.43m

A spacious double bedroom with double-glazed window to the front, built-in wardrobe and radiator.

Family Bathroom – 2.08m x 2.37m

Fitted with a suite comprising bath, separate corner shower cubicle, WC and wash hand basin set within a vanity unit. Further features include ceramic tiled flooring, half-height wall tiling, radiator, extractor fan and obscure double-glazed window to the side.

Kitchen/Diner – 4.62m x 3.42m

A spacious kitchen and dining area fitted with a range of wall and base units, work surfaces, stainless steel one-and-a-half bowl sink and drainer, range cooker with gas top and electric ovens/grill and space for further appliance spaces. With tiled splash-backs, vinyl flooring, radiator, two double-glazed windows overlooking the rear and a door leading to the side passage plus ample space for dining table and chairs.

Side Passage

Providing access to the utility room and additional storage cupboards, including one housing the wall-mounted boiler and guest WC with wash hand basin.

Utility Room – 1.82m x 2.41m

With stainless steel sink and drainer, space for appliances, double-glazed window and door leading to the rear garden.

Rear Sitting Room – 2.94m x 2.36m

A delightful additional reception room overlooking the garden, with double-glazed windows to the rear and side, French doors opening onto the garden and a courtesy door providing access to the garage.



Landing

With useful storage space within the eaves.

Bedroom Two – 4.14m x 3.09m

A generous bedroom featuring two double-glazed Velux windows and useful storage.

Bedroom Three – 4.09m x 3.00m

A further well-proportioned bedroom with double-glazed window to the side and useful storage.

First Floor WC

Fitted with a WC and wash hand basin set within a vanity unit, tiled splashbacks, electric heated towel rail and Velux window.

Frontage and Parking

The property enjoys a particularly appealing position, set well back from the road, creating a welcome sense of privacy and separation from passing traffic. Off-road parking is available to the front, together with access to the garage.

Garage – 5.01m x 2.38m

With double metal opening doors, lighting and power points.

Substantial Rear Garden

A real highlight of this property is its exceptionally generous rear garden, which provides an abundance of outdoor space and a peaceful setting. The garden features a decked seating area, ideal for relaxing or entertaining, with pathways leading through various sections of the grounds. Mature trees, established shrubs and planted borders create an attractive natural environment, whilst further garden areas provide excellent opportunities for landscaping, growing produce, children's play areas or simply enjoying the space. A former chicken run and additional areas suitable for sheds or garden storage further demonstrate the versatility of the grounds. The garden is enclosed by perimeter fencing and offers a wonderful opportunity for buyers looking for a property with a larger-than-average plot and plenty of outdoor potential.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	76 C
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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