

4 Rowmoor Way

Norton Heights

BURY & HILTON EST 1963
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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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4 Rowmoor Way

Norton Heights
ST6 8BP

* This attractive modern three bedroom detached property is situated in a very popular and well established residential are on Norton Heights.
* Upgraded and improved to a excellent standard by the current vendor, including En-Suite Wet-Room, Family Bathroom and a new central heating boiler which was installed in November 2025.
* The property is a well presented throughout and would be ideally suited for a young family, conveniently located for all the local amenities and easy access to the major road networks of the A50 and A500.
* The accommodation benefits from Upvc double glazing, gas fired central heating and briefly comprises: Entrance Porch, Entrance Hall with stairs off to the first floor, access to the W.c, Living Room, Dining Room, Kitchen and Utility Room to the ground floor. Landing Area, Master Bedroom benefiting from a En-Suite Wet Room, Two further Bedrooms and Family Bathroom to the first floor.
* The property is approached via a double driveway which offers ample off-street parking and leads to a single garage with up and over door and power and lighting.
* To the rear is a generous garden area laid mainly to lawn and enclosed by fencing.
* An ideal family home of which an internal inspection is essential.

Offers In The Region Of £280,000

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General Information

Entrance Porch
Tiled floor. Access to:

Entrance Hall
Stairs off. Radiator.

W.c
W.c. Wash basin. Radiator.

Living Room
Radiator. Bay window.

Dining Room
Radiator. Sliding doors to rear garden.

Kitchen
Wall and base units. Sink unit with drainer, rinser bowl and mixer tap. Gas hob, electric oven and extractor unit above. Plumbing point. Storage cupboard. Access to:

Utility Room
Work top. Sink unit with drainer and mixer tap. Plumbing point. Side door. Gas central heating boiler. (The vendor has advised us the boiler was installed in November 2025).

First Floor

Landing Area
Loft access with pull down ladder. Storage cupboard.

Master Bedroom
Radiator.

En-Suite Wet Room
Walk-in shower area. W.c. Wash basin. Radiator.

Bedroom
Radiator.

Bedroom
Radiator.

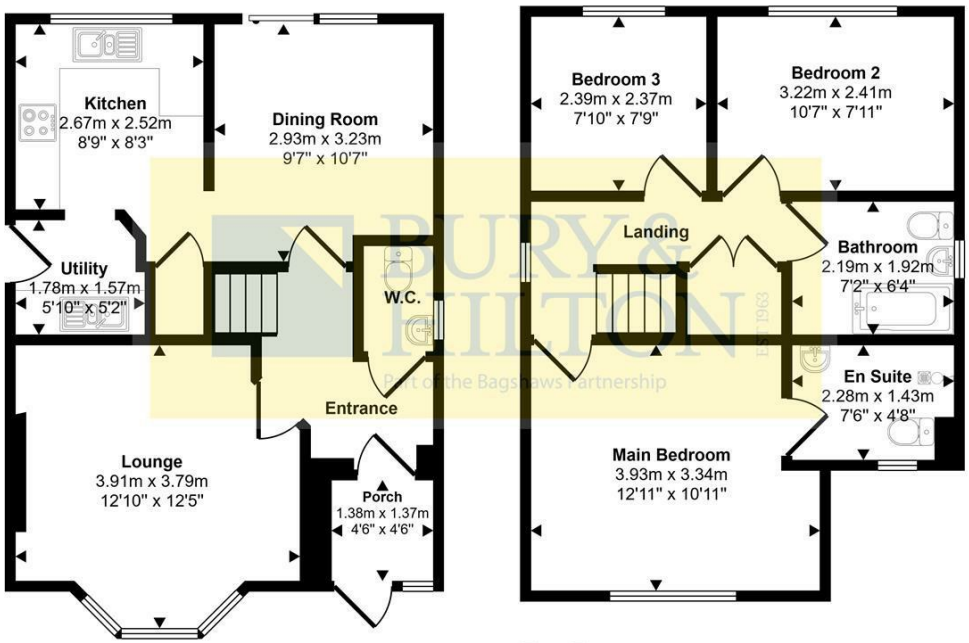
Bathroom
Bath with shower over. W.c. Wash basin with storage unit below. Radiator.

Outside
The property is approached via a double driveway which offers ample off-street parking and leads to a single garage with up and over door and power and lighting. To the rear is a generous garden area laid mainly to lawn and enclosed by fencing.

Fixtures and Fittings
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Mobile Network Coverage
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

Approx Gross Internal Area
86 sq m / 930 sq ft



Ground Floor
Approx 44 sq m / 478 sq ft

First Floor
Approx 42 sq m / 452 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Rights of Way, Wayleaves and Easements
The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession
The property is sold freehold with vacant possession granted upon completion.

Viewing
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

AML CHECKS
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

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