



PROSECT ROAD NORTON IP31 3NH

£400,000
FREEHOLD

This well presented and deceptively spacious family home is located within the sought after village of Norton. Having been extensively extended and offering versatile accommodation throughout including a welcoming entrance hall, cloakroom, good size ground floor bedroom, large sitting room, kitchen, dining room, 4 bedrooms with en-suite to master and family bathroom, good size rear garden, solar panels and air conditioning. EPC rating A!

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PROSPECT ROAD, NORTON

• Well Presented Five Bedroom Family Home • Large Sitting Room • Groundfloor Bedroom & Cloakroom • Oil Fired Central Heating • Master Bedroom With En-Suite • Driveway Offering Ample Off Road Parking • 5 Double Bedrooms • Separate Dining Room • Fully Enclosed Good Sized Rear Garden • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with tiled flooring. Storage cupboard. Underfloor heating.

Cloakroom

WC and vanity hand wash basin. Window to front. Underfloor heating.

Bedroom 3 (Ground Floor)

Spacious double room with window to side. Underfloor heating.

Sitting Room

Well proportioned room with stairs to the first floor. Two radiators.

Dining Room

French doors opening directly to the rear garden, underfloor heating. Air conditioning unit.

Kitchen

Modern kitchen with a wide range of wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Built in double oven and microwave, induction hob and extractor hood over. Space for a washing machine, slimline dishwasher and American style fridge freezer. Window to rear.

Landing

Generous space with loft access. Radiator.

Bedroom 1

Large double room with window to rear. Radiator. Air conditioning unit.

En-Suite

Modern suite, WC and vanity wash hand basin. Double shower cubicle with rainfall shower head and handheld attachment. Heated towel rail.

Bedroom 2

Double room with window to front, loft access, radiator.

Bedroom 4

Double room with built in cupboards. Windows to front. Radiator. Air conditioning unit.

Bedroom 5

Double room with window to rear. Radiator.

Bathroom

Modern suite, WC and large vanity wash basin unit. Bath fully tiled with shower head over. Heated towel rail.

Outside

Front Garden

Enclosed by fencing with driveway offering ample off-road parking. Gated rear access.

Rear Garden

Fully enclosed generous sized garden. Paved patio area and the remainder of the garden laid to lawn. Shed and side gated access.

Agent's Note

12 Owned solar panels.

Disclaimer

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PROSPECT ROAD, NORTON



Approximate total area^{DT}1615 ft²150 m²

Reduced headroom

15 ft²1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		93	94
England & Wales		EU Directive 2002/91/EC	

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