



**Plumbers Arms Close, Norton**

**Sheridans**



# Plumbers Arms Close, Norton IP31 3LN

Offers Over £340,000

This beautifully presented semi-detached home has been finished to an exceptional standard, offering a seamless blend of contemporary design and practical living. Complete with a garage, ample parking and available with no onward chain, offering an excellent opportunity for a smooth purchase.

Built approximately 25 years ago in a traditional rendered style beneath a tiled roof, the property has been thoughtfully upgraded to create a bright, elegant home. It enjoys a prominent position within a non-estate cul-de-sac in the highly popular village of Norton and is further enhanced by a private, easy maintenance garden designed for effortless outdoor living.

The interior benefits from oil-fired central heating and double glazing, with accommodation presented to a particularly high specification. A welcoming entrance hall sets the tone, leading to a stylish cloakroom and into the main living space. The dual-aspect sitting room is both inviting and refined, featuring attractive wood-effect flooring and direct access to the garden.

At the heart of the home is a striking, fully refitted kitchen/breakfast room, designed with both functionality and entertaining in mind. It offers an extensive range of contemporary cabinetry, complemented by sleek quartz work surfaces and a full suite of integrated appliances, including an eye-level double oven, ceramic hob, fridge/freezer, and dishwasher. A well-designed breakfast bar provides the perfect setting for most occasions.

Upstairs, a spacious landing leads to three generously proportioned bedrooms. The principal bedroom serves as a calm retreat, complete with integrated wardrobes and a beautifully appointed en-suite shower room featuring walk-in shower, vanity basin with storage under and concealed cistern WC. The remaining bedrooms are served by the bathroom, finished to a similarly high standard, with shower over bath, concealed cistern WC and vanity basin with storage under completing the first floor accommodation.

## Outside

To the front, the property is approached via a neat lawn framed by established borders, creating an inviting first impression. The front lawn also

offers exciting potential to create further parking, if desired. A block-paved area provides convenient off-road parking space, complemented further parking to the front of the garage which is fitted with an up-and-over door and benefits from light and power.

To the rear, the garden has been thoughtfully landscaped for easy maintenance and sociable living. Predominantly laid to lawn, it is enhanced with raised borders and gravel infills, creating a stylish outdoor space whilst an attractive patio area provides the perfect setting for al fresco dining, entertaining or simply relaxing. A discreetly concealed oil tank keeps the area neat and tidy, while gate access leads to the garage and rear parking.

## Location

Located in the heart of the village, the property is just a stone's throw from a wide range of local amenities. Norton benefits from a vibrant community and excellent facilities, all within easy walking distance, including a well-regarded primary school, church, village hall, recreational space and playing fields, a garage with shop, post office and service station. The local pub, The Dog, is renowned for its food and welcoming atmosphere, with a lovely garden perfect for a relaxing drink or meal.

The village also offers convenient access to nearby towns such as Bury St Edmunds and Stowmarket, as well as Thurston and Elmswell, which all benefit from train stations and good public transport links. For commuters, the A14 provides swift road access to Cambridge and Ipswich, while the M11 connects to Stansted Airport and London.

## Directions

When entering the village from the direction of Woolpit and the A14 dual carriageway, follow the road into the village where the entrance to the cul-de-sac can be found on the left.

## Services

Mains electricity, water and drainage are connected. Oil fired radiator central heating.

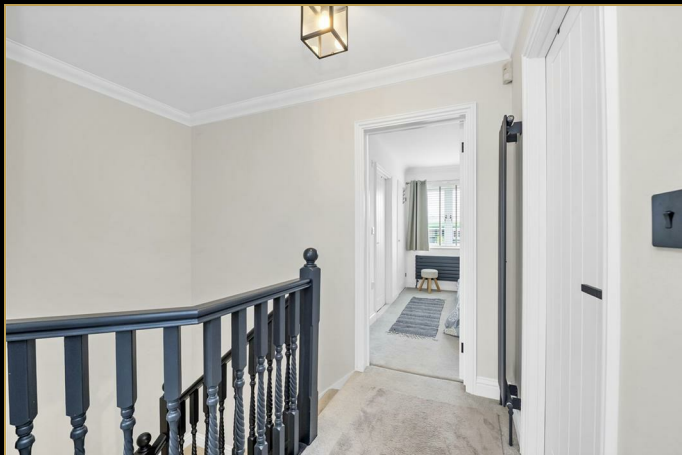
Council Tax: Mid Suffolk Band: C

Broadband speed: Up to 80 mbps available (Source Ofcom)

Mobile phone signal for: Vodafone, EE, Three and O2 (Source Ofcom)

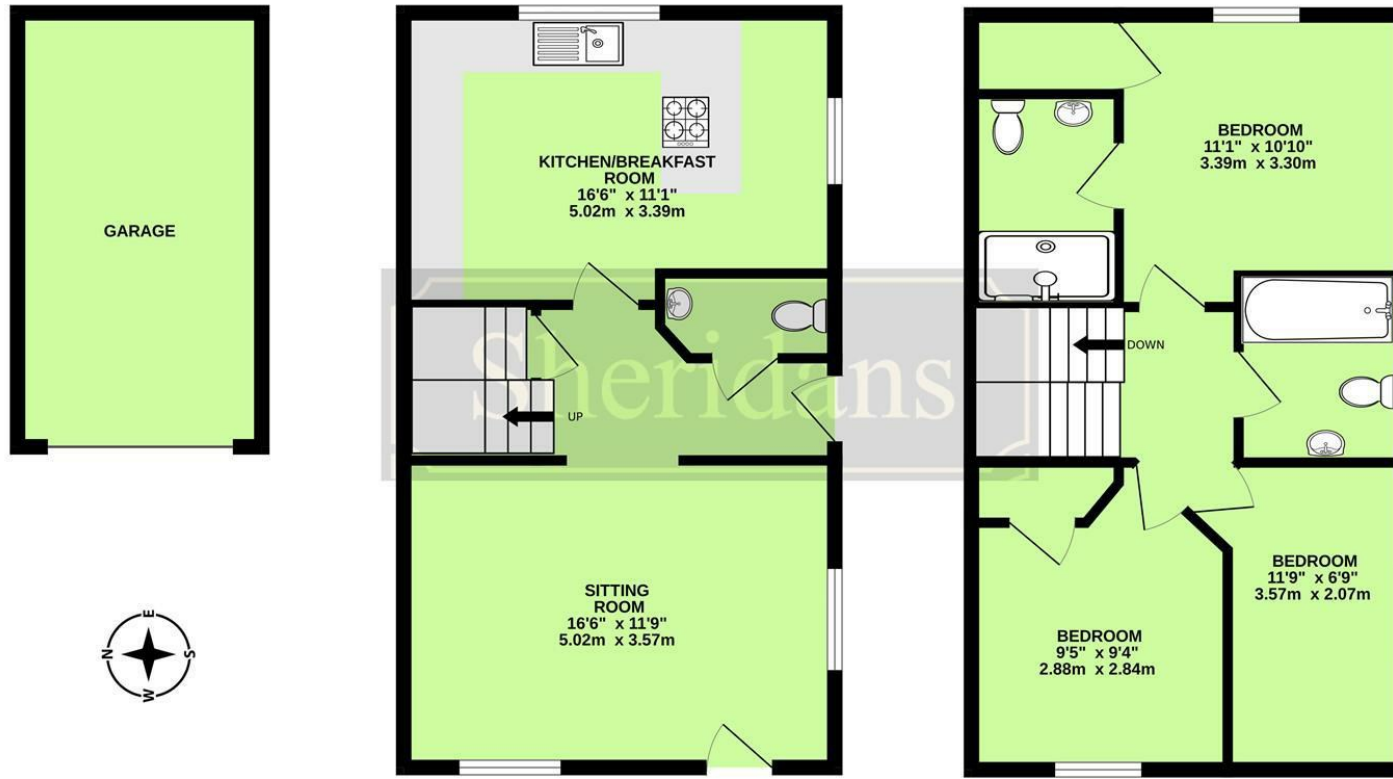
Flood Risk: Very Low Risk

- CHAIN FREE
- Thoughtfully renovated to high specification
- Well proportioned accommodation
- Principle bedroom with ensuite
- Immaculately presented
- Stunning kitchen/breakfast room
- Gardens to front and rear
- Garage & ample parking
- Non-estate development
- Popular village location



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 980sq.ft. (91.0 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

**Sheridans Estate Agents**

**Web:** [www.sheridans.ltd.uk](http://www.sheridans.ltd.uk) **Email:** [info@sheridans.ltd.uk](mailto:info@sheridans.ltd.uk)

**Bury St. Edmunds Office**  
 19 Langton Place,  
 Bury St Edmunds, IP33 1NE  
 Tel: 01284 700 018

**Knightsbridge London Office**  
 45 Pont Street,  
 London, SW1X 0BD  
 Tel: 020 7629 9966

Registered in England No. 04461290  
 VAT Number: 794 915 378

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE



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