



## High View Heakley Avenue

Norton Green, ST6 8NF

**Offers over £350,000**



Carters are delighted to welcome to the market this superb detached family home, occupying an elevated position with stunning far-reaching views.

To the front of the property is a generous tarmac driveway providing off-road parking for up to eight vehicles, leading to the garage. The landscaped front garden features a porcelain-paved patio area and artificial lawn, creating an attractive and low-maintenance outdoor space.

Upon entering, you are greeted by a spacious entrance hallway with Karndean flooring and useful storage. The impressive lounge boasts a bespoke media wall with an inset electric fire and bi-fold doors opening onto the rear garden, creating a wonderful space for both relaxation and entertaining.

The contemporary dining kitchen offers an abundance of entertaining space, complemented by modern cabinetry and ample room for family dining. Additional ground floor accommodation includes a versatile study/playroom and a convenient WC.

To the first floor, a spacious galleried landing benefits from a large window that perfectly frames the stunning views. There are four well-proportioned bedrooms and a beautifully appointed four-piece family bathroom finished to a high modern standard. The principal bedroom benefits from fitted wardrobes and drawer units by Magnet, together with an attractive feature wall incorporating acoustic panelling.

Externally, the rear garden has been designed for ease of maintenance and features a paved patio seating area along with raised flower borders, providing an ideal setting for outdoor enjoyment.

Viewing is highly recommended to fully appreciate the space, quality, and specification this exceptional family home has to offer. Early viewing is advised to avoid disappointment.

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## Entrance Hallway

Composite double glazed entrance door to the front elevation.

Coving to the ceiling. Stairs to the first floor. Under stairs storage cupboard. Feature wall lighting. Radiator. Karndean flooring.

## Living Room

16'1" x 12'8" (4.90m x 3.86m)

UPVC double glazed window to the front elevation. Bi fold doors to the rear elevation leading to the garden. Coving to the ceiling. Media wall with an inset electric fire. Feature wall lighting. Two radiators. Laminate flooring.

## Dining Kitchen

11'4" x 13'4" (3.45m x 4.06m)

UPVC double glazed entrance door to the side elevation. UPVC double glazed window to the rear elevation. Modern fitted kitchen incorporating a range of wall, base and drawer units. Laminate work surfaces. Ceramic one and a half bowl sink with a mixer tap and a drainer. Built in electric oven. Built in four ring gas hob with a built in extractor hood over. Integrated dishwasher. Space for a fridge freezer. Space and plumbing for a washing machine. Partially tiled walls. Radiator. Laminate flooring.

## Study

11'4" x 9' (3.45m x 2.74m)

UPVC double glazed window to the rear elevation. Electric heater.

## W.C

UPVC double glazed window to the side elevation. Wall mounted wash hand basin. Mld

level w.c. Partially tiled walls. Radiator. Tiled flooring.

## Stairs and Landing

UPVC double glazed window to the front elevation.

Access to the partially boarded loft space which has a fitted ladder and a light. Radiator. Newly fitted carpet.

## Bedroom One

15'5" x 11'5" (4.70m x 3.48m)

UPVC double glazed window to the front elevation.

Magnet fitted wardrobes, bedside tables and drawer units. Coving to the ceiling. Feature wall with acoustic paneling. Radiator. Newly fitted carpet.

## Bedroom Two

7'11" x 12'9" (2.41m x 3.89m)

UPVC double glazed window to the front elevation.

Coving to the ceiling. Feature wall with acoustic paneling and fitted shelving units. Radiator.

## Bedroom Three

7'11" x 11'10" (2.41m x 3.61m)

UPVC double glazed window to the rear elevation.

Coving to the ceiling. Built in wardrobe. Radiator.

## Bedroom Four

5'1" x 7'7" (1.55m x 2.31m)

UPVC double glazed window to the front elevation.

## Bathroom

9'1" x 10'8" (2.77m x 3.25m)

UPVC double glazed window to the front elevation.

Luxurious four piece family bathroom suite comprising of; a

panel bath with a shower attachment, a shower enclosure with an overhead shower and a hand held shower, a counter top wash hand basin with storage units under and a recessed w.c. Built in storage cupboard. Recessed ceiling down lighters. Extractor fan. Heated towel rail. Fully tiled walls. Vinyl flooring.

## Garage

11'6" x 6'9" (3.51m x 2.06m)

Up and over garage door to the front elevation.

Power and lighting.

## Externally

To the front of the property, a spacious tarmac driveway provides off-road parking for up to eight vehicles. The front garden has been attractively landscaped, featuring artificial lawn, a porcelain-tiled patio area, and a variety of established plants and shrubs.

Access to the rear garden is available via both sides of the property. The enclosed rear garden offers a paved patio, ideal for outdoor seating and entertaining, along with raised flower borders stocked with a selection of plants and shrubs. For added convenience, there is an external water tap and power socket.

## Additional Information

Freehold.

Council Tax Band D.

Total Floor Area: 113 Square Meters / 1216 Square Foot.

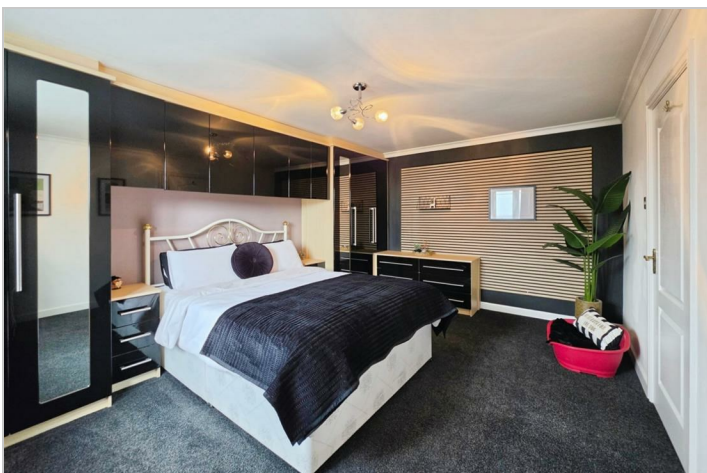
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Ground Floor



First Floor



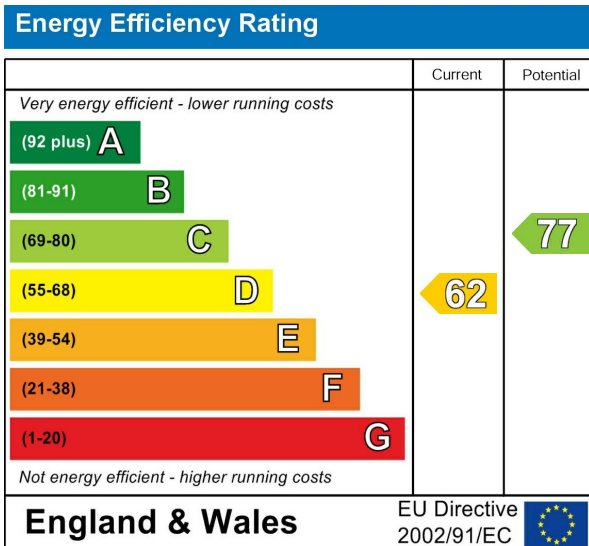
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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