

## Summary

A stunning 3 bedroom semi detached extended home in the popular village of Norton is perfectly situated within walking distance of amenities and primary school. This beautiful home boasts a wealth of character and charm with log burner and exposed beams but also features a modern twist with a large kitchen/diner with bi-folds overlooking the garden and countryside views, utility room, a further reception room which could be used as playroom or office, four piece suite

## Description

### Approximate Room Sizes

**LIVING ROOM** 18' 08" x 14' 97" (5.69m x 6.73m) Modern composite door leading into this spacious living room with double glazed sash window to front, double glazed window to side, large fireplace with modern log burner, radiator and exposed beams

**RECEPTION ROOM** 9' 7" x 6' 5" (2.92m x 1.96m) Currently being used as a playroom, but a versatile room and could be an ideal study, double glazed sash window to front, radiator

**LOBBY** Stairs ascending and understairs cupboard

**KITCHEN/DINER** 17' 05" x 16' 04" (5.31m x 4.98m) A modern extension with bi-folds overlooking the garden and countryside, underfloor heating, fitted shaker style kitchen with cooker and extractor over, butler sink, wine fridge, slimline dishwasher, built in bin and fridge/freezer

**UTILITY ROOM** 7' 08" x 6' 41" (2.34m x 2.87m) Double glazed door to side, matching units to the kitchen with sink, shelving for washing machine & tumble dryer, oil fired boiler

**BATHROOM** 9' 5" x 6' 3" (2.87m x 1.91m) Double glazed window to rear, freestanding bath, W/C, wash hand basin, fully tiled shower cubicle, underfloor heating

**LANDING** A spacious and light landing with a large double glazed window overlooking the garden, radiator, loft access

**BEDROOM ONE** 14' 7" x 9' 08" (4.44m x 2.95m) Double glazed window to front, radiator, exposed beams

**BEDROOM TWO** 10' 6" x 9' 2" (3.2m x 2.79m) Double glazed window to side, radiator, exposed beams

**BEDROOM THREE** 9' 13" x 8' 3" (3.07m x 2.51m) Double glazed window to rear, underfloor heating, loft access which can be used for storage

**FIRST FLOOR W/C** W/C, wash hand basin with storage beneath, under floor heating

**OUTSIDE** To the front of the property is a gravelled driveway, paving to the front door, gate leading to the garden and electric car charging point.

The rear garden commences with paved patio area, remainder is laid to lawn with decking area at the end of the garden overlooking the open countryside.

Shed with power which will remain and oil tank.

**AGENTS NOTE** This property does have a flying freehold with the adjoining property.

The neighbour to the left has right of way access to get to their oil tank and the end strip of the garden is owned by Suffolk Wildlife Trust.

## Additional Information

Local Authority – Mid Suffolk District Council

Council Tax Band – C

Tenure – Freehold

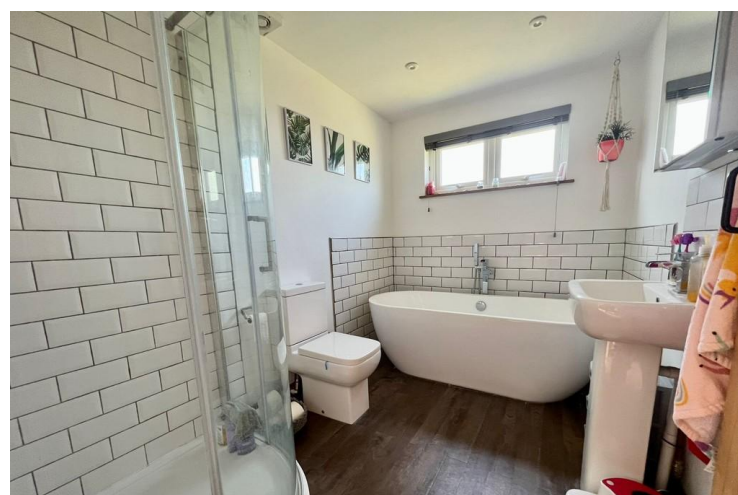
Services – Oil Central Heating

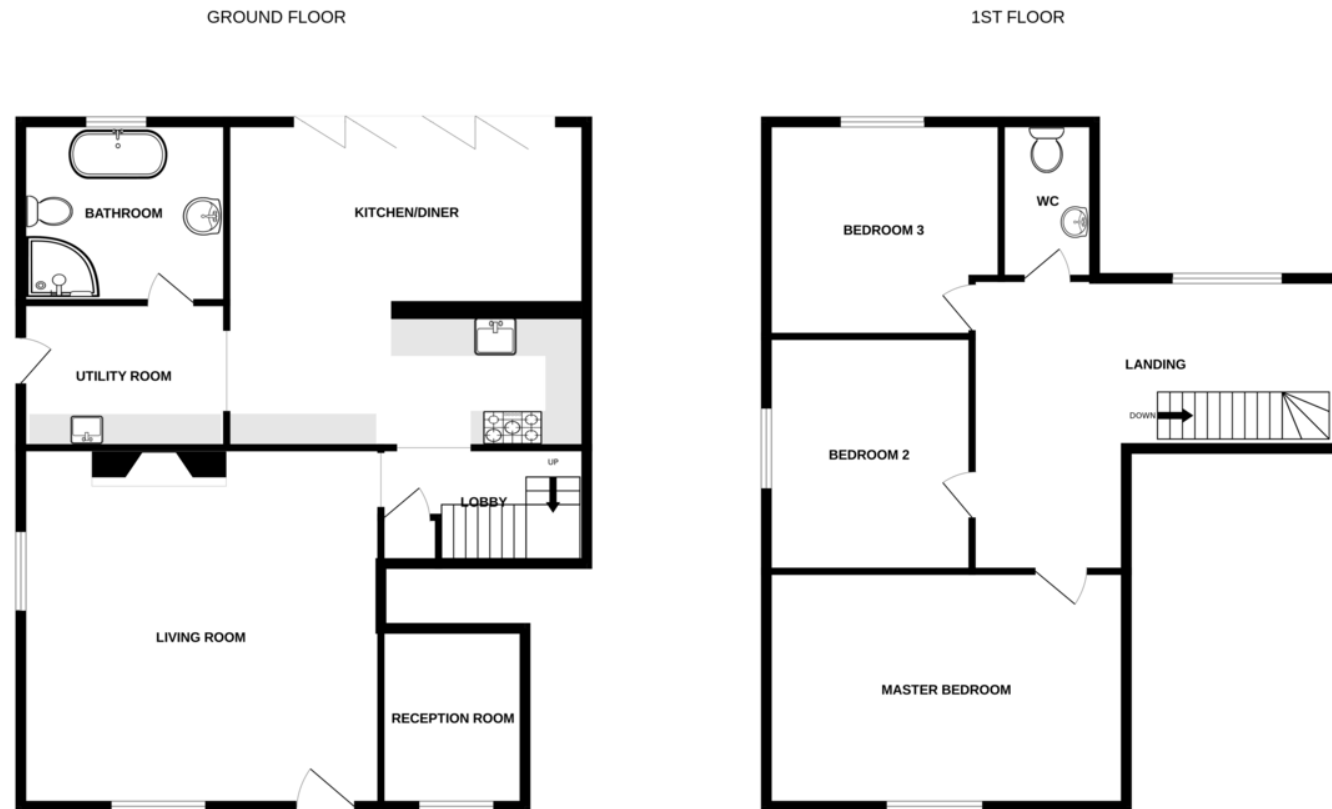
Post Code – IP31 3NA

Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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If you would like to speak to one of our mortgage advisors call now – 01284 769598  
Your home may be repossessed if you do not keep up repayments on your mortgage.



**Contact Details**  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

## The Street | Norton | IP31 3NA

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£450,000

- Beautiful Village Home
- Off Road Parking & Electric Car Charging Point
- Walking Distance to Schools & Amenities
- Countryside Views
- Easy Access to Thurston & Elmswell Train Stations
- Large Modern Kitchen/Diner