



SACHA SCOTT  
FOR SALE  
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59 Nork Way, Banstead

Guide Price £1,350,000

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**Available with No Onward Chain – Exceptional Family Home – Professionally Refurbished and Extended for Re-Sale – 5 Bedrooms**

Situated within moments of the popular village of Nork with its array of shops, restaurants and amenities, this fabulous 5 bedroom family home comes to market having been expertly refurbished and extended throughout.

Offering a generous entrance hall, two good sized receptions, a boot room, utility, WC and superb kitchen / diner to the ground floor and 4 good sized bedrooms, one of which benefits from an en-suite and dressing area, plus a family bathroom to the first floor, this spacious family home has also been extended into the loft to offer a large primary bedroom with dressing area and en-suite shower room.

Newly renovated, this gorgeous family home occupies a substantial plot offering a spacious frontage with ample parking for several cars, as well as a garage to the side and a north westerly facing garden to the rear.

A short walk from Banstead train station and enjoying good bus links, this fantastic family home also usually benefits from school catchment to Warren Mead, Banstead and Beacon Schools, as well as access to several private schools in the area. Open spaces such as Nork Park and Epsom Downs are a short distance away and Banstead Village is a short 5 minute drive away.

Completely renovated to an exceptionally high standard throughout, this lovely family home is sold with all expected guarantees and warranties for a fully refurbished property and can complete quickly, subject to the conveyancing process. Early viewing is recommended.

Council Tax Band G, approx £3,725 per annum.

EPC Rating D TO BE UPDATED Following Refurb – New Rating Awaited

Please note that a planning application has been submitted for 2 x 4 bedroom detached homes to be built on land held at the rear of the property in an area already designated by the developer selling this property. The relevant planning reference is 23/02289/F and all available data can be seen on Reigate and Banstead's planning site. Interested parties can also discuss these plans with the developer via Sacha Scott.

Council Tax band: G

Tenure: Freehold



### Main Reception

12' 7" x 12' 11" (3.84m x 3.94m)

Overlooking the front of this superbly refurbished family home, this generous main reception is neutrally presented and offers a large bay window overlooking the generous drive and original parquet flooring that has been expertly recovered and treated.

### Lounge / TV Room

14' 8" x 12' 11" (4.47m x 3.94m)

Overlooking and offering sliding door access to the easy to maintain garden, this fabulous second reception is benefits from neutral decor, luxury wooden flooring and is accessed via double doors from the hall.

### Kitchen / Diner

25' 1" x 13' 5" (7.65m x 4.09m)

Occupying a spacious extension at the rear of this substantial family home, this generous open plan family area offers ample space for both a dining and lounge area, whilst also accommodating a modern, well equipped kitchen. Benefiting from neutral decor, luxury wooden flooring, modern cabinetry, a breakfast bar with seating area, integrated appliances and luxury wooden flooring, this is a bright room that receives plenty of natural light from folding patio doors, dual aspect windows and a roof light.

### Utility Room

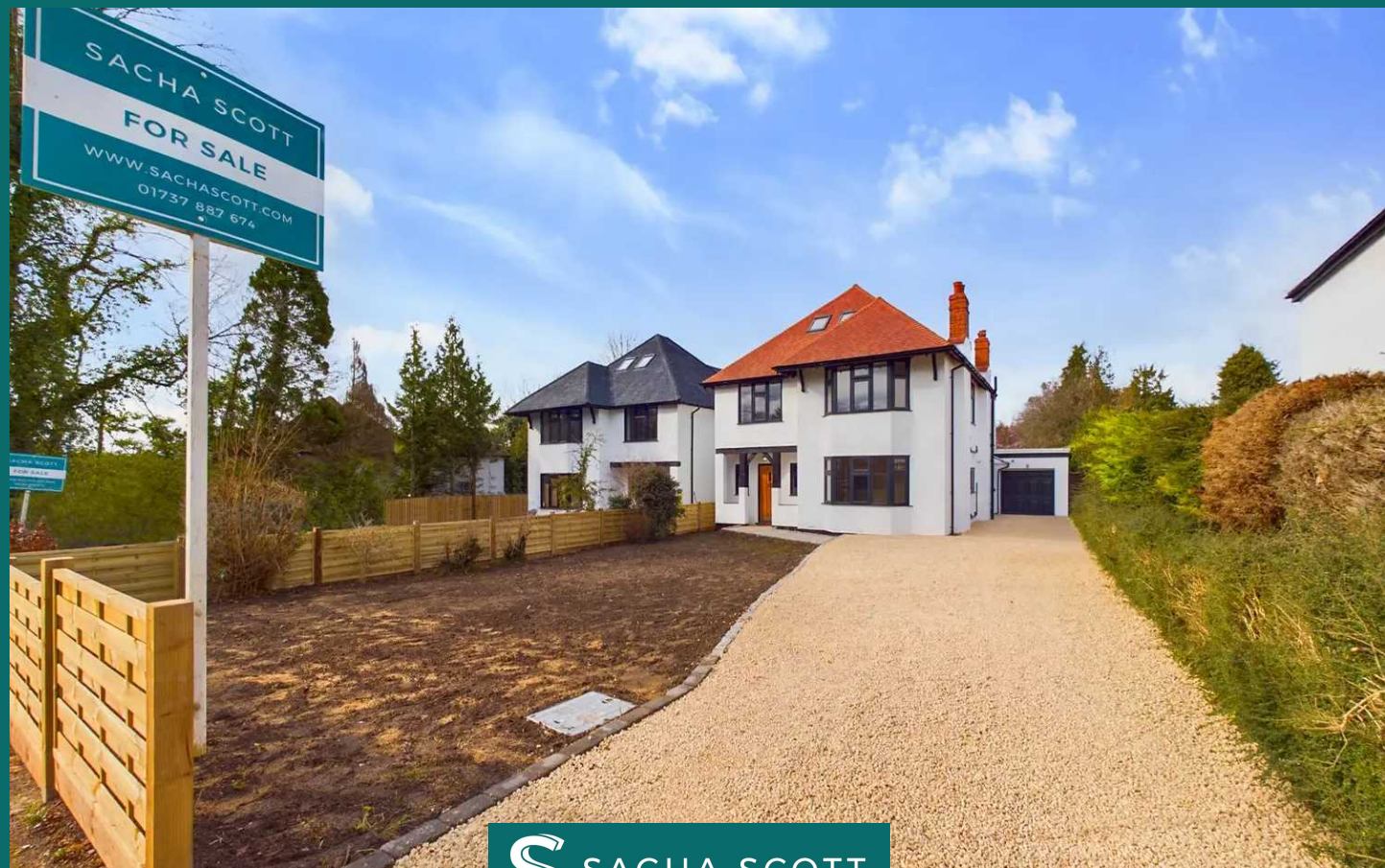
6' 10" x 7' 8" (2.08m x 2.34m)

Overlooking the side of this generous family home, the separate utility room benefits includes a washer/dryer and space for a separate tumble dryer, a sink and drainer and plenty of storage and work surface space. Finished to the same high standard as the main kitchen, the utility benefits from modern cabinetry, neutral decor and luxury wooden flooring.

### Boot Room

11' 5" x 6' 10" (3.48m x 2.09m)

A handy addition to this luxurious family home, the boot



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### Boot Room

11' 5" x 6' 10" (3.48m x 2.09m)

A handy addition to this luxurious family home, the boot room is accessible from the side of the property and benefits from a seating area, storage and neutral decor throughout.

### Primary Bedroom

12' 11" x 18' 1" (3.94m x 5.51m)

Situated in the newly added loft extension, this spacious primary bedroom benefits from a modern en-suite shower room and a separate dressing area. Neutrally presented throughout, this gorgeous suite overlooks the rear of the property.

### Dressing Area/Storage

8' 9" x 5' 9" (2.67m x 1.74m)

Located off of the primary bedroom, this handy additional space would be an ideal storage/dressing area.

### Primary En-Suite

6' 8" x 7' 8" (2.02m x 2.33m)

Beautifully presented, this modern en-suite shower room is fully tiled and offers a WC, sink and shower enclosure.

### Bedroom 2

12' 0" x 13' 6" (3.65m x 4.12m)

A substantial double, bedroom 2 is located at the rear of the property and benefits from neutral decor, an en-suite bathroom and a walk through wardrobe.

### Dressing Area

8' 6" x 3' 7" (2.60m x 1.09m)

A fantastic use of space, this generous walk through wardrobe/dressing area offers ample fitted storage for bedroom 2 of this immaculate family home.

### Bedroom 2 En-Suite

8' 6" x 5' 6" (2.59m x 1.67m)

Modern and bright, this second en-suite shower room offers a large shower enclosure, sink, WC and is partially tiled in warm, neutral beige/greys.

### Bedroom 3

13' 2" x 12' 11" (4.01m x 3.93m)

Another generous double, bedroom 3 overlooks the front of this fabulous family home and benefits from a large



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#### REAR GARDEN

66' 12" x 40' 0" (20.42m x 12.19m)

Benefiting from a sizable patio accessible via the TV room patio doors, kitchen / diner bi-folds and the garage, including a large lawn, this good sized private rear garden measuring approximately 67ft x 40ft is north westerly facing and is easy to maintain throughout, with side access to both sides an external tap and exterior lighting.

#### GARAGE

Single Garage

Located to the side of this gorgeous family home, the garage offers space for one car with further driveway parking space for several additional vehicles.

#### DRIVEWAY

4 Parking Spaces

The driveway of this substantial family home offers space for several cars as well as access to a garage to the side.





Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

2371.41 ft<sup>2</sup>


220.31 m<sup>2</sup>

Reduced headroom

122.57 ft<sup>2</sup>

11.39 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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