

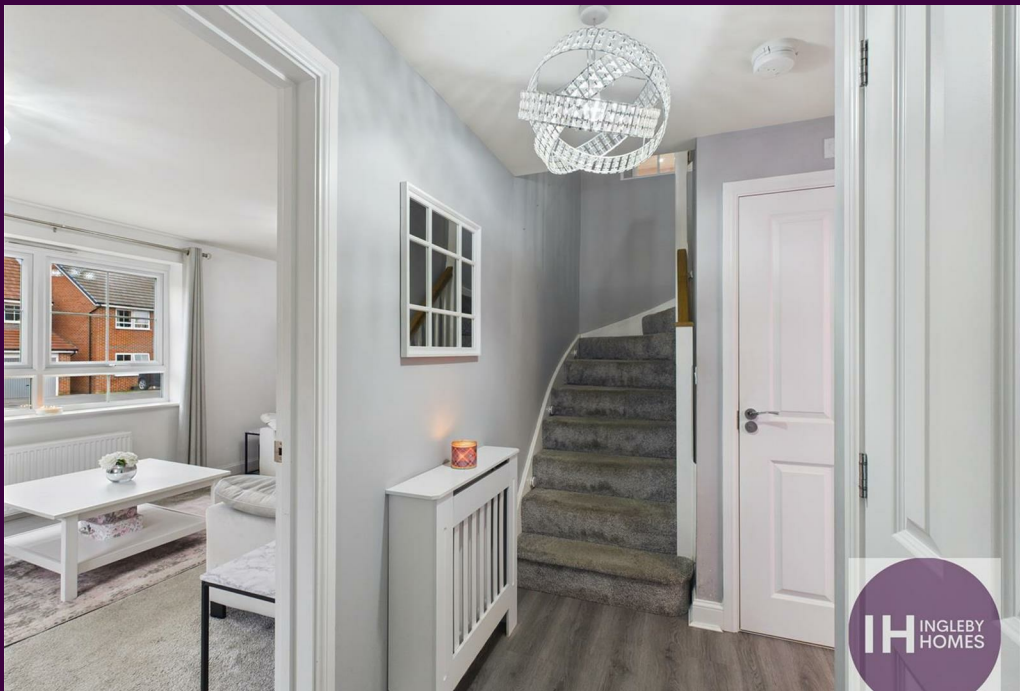
Hills Drive, Norton

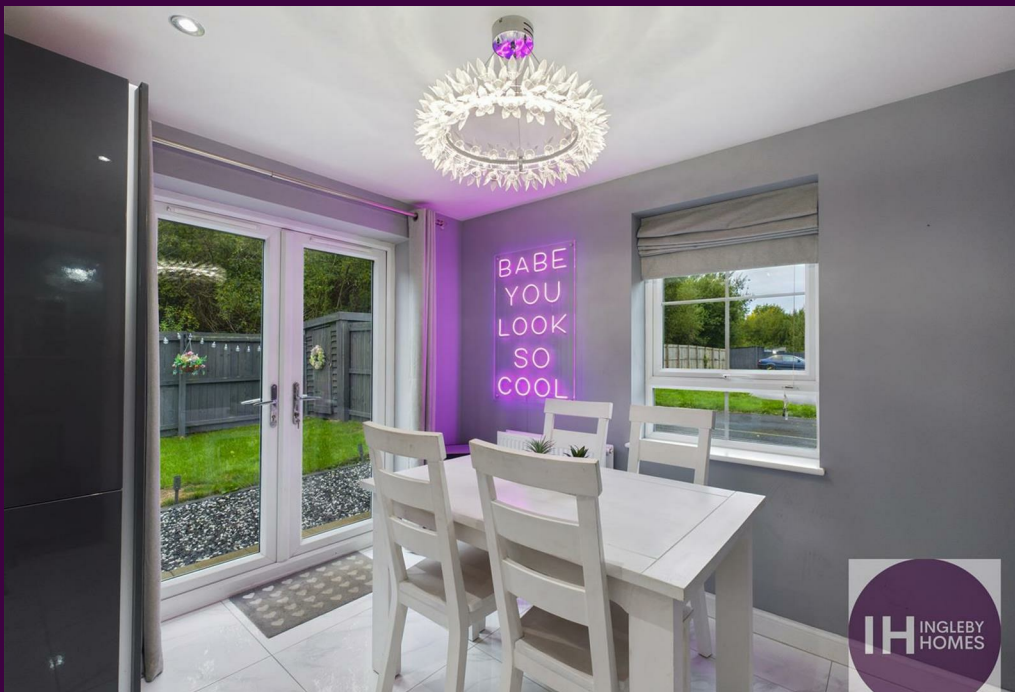


£180,000



IH INGLEBY HOMES





This very attractive, three bedroom detached property certainly deserves early inspection.

Delivering spacious, well-planned accommodation that is stylishly delivered, briefly comprising a welcoming entrance hall with built-in storage, cloakroom/WC, a generous full-depth lounge and impressive open-plan kitchen/diner with 'French' doors to the garden on the ground floor.

The first floor brings three good bedrooms, robes to bedroom two and 'Master' with modern ensuite, separate attractive family bathroom.



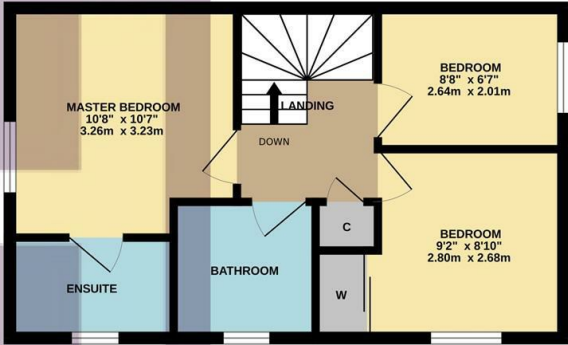
A lengthy drive runs in front allowing ample off-road parking whilst sitting on this great end position. The rear garden offers good privacy, fence enclosed with patio and lawn, with established tree-lined barrier behind. Ingleby Homes recommended.

The Layout

GROUND FLOOR
398 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 sq.m.) approx.

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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	83		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: C
Tenure: Freehold



- Modern, spacious and stylishly delivered
- Favoured, modern North development
- Great end position, lengthy drive and private garden
- Full depth lounge and impressive kitchen/diner
- Three great bedrooms, 'Master' with ensuite
- Robes to bedroom two
- Viewing advised



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