

Spencer Drive, Norton



Asking Price £189,995

IH INGLEBY HOMES





Built to the very popular 'Souter' design, and very much improved since new in 2020. Immaculately presented, chic and especially stylish, early inspection is strongly advised.

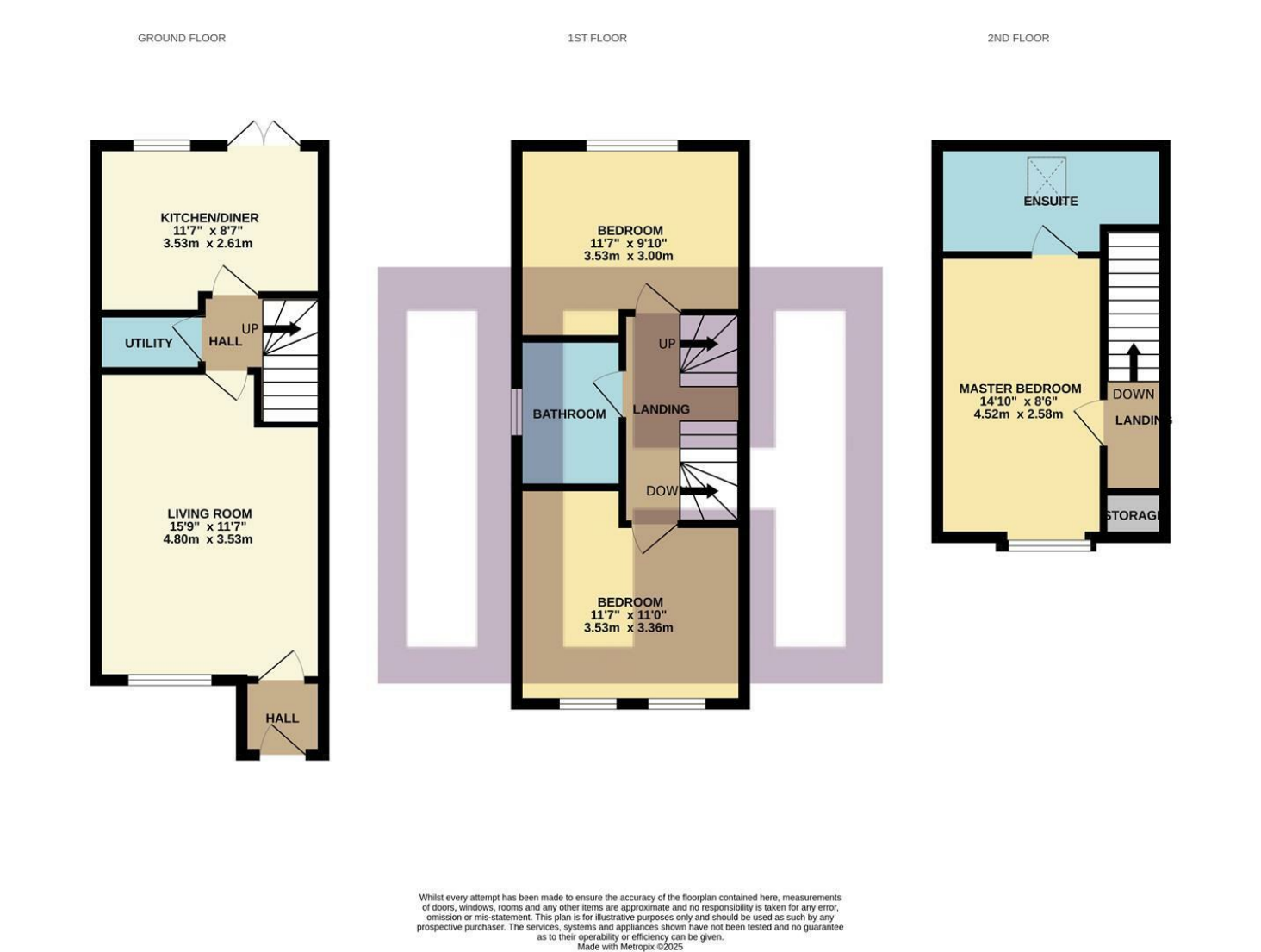
Enjoying an end position within this modern, sought after development within Norton, close to fantastic amenities and transport links, which will appeal to a wide range of potential buyers.

Internally, the superb media-wall within the lounge, feature panelling and adapted utility space are all features worthy of special mention, whilst this design delivers three double bedrooms, something that other options struggle to compete with.



Briefly, the accommodation comprises an entrance hall, lounge, inner hall, utility adapted from a cloakroom/WC (but easily reversable), and open plan kitchen/diner on the ground floor. The first floor brings two of the bedrooms, and the modern family bathroom. A further 'Master' bedroom with impressive ensuite is found on the second floor.

The Layout



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		95	Very environmentally friendly - lower CO₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C	83		(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			(1-20) G		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: C
Tenure: Freehold



- Chic, Stylish and much improved
- Impressive media wall within lounge
- Spacious accommodation over three levels
- Three double bedrooms, 'Master' with ensuite
- End position with off-road parking and enclosed garden
- Built to the popular 'Souter' design



www.ingleby-homes.co.uk
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