

Southfield Road, Norton



Asking Price £145,000

**IH** INGLEBY HOMES









This especially attractive, compact three-bedroom semi-detached property is situated within the very popular 'Norton' village area. It boasts a rare, large end plot with significant extension potential, a beautiful, private, generous rear garden, an impressive frontage/double parking and detached garage with its own consumer unit – viewing is advised.

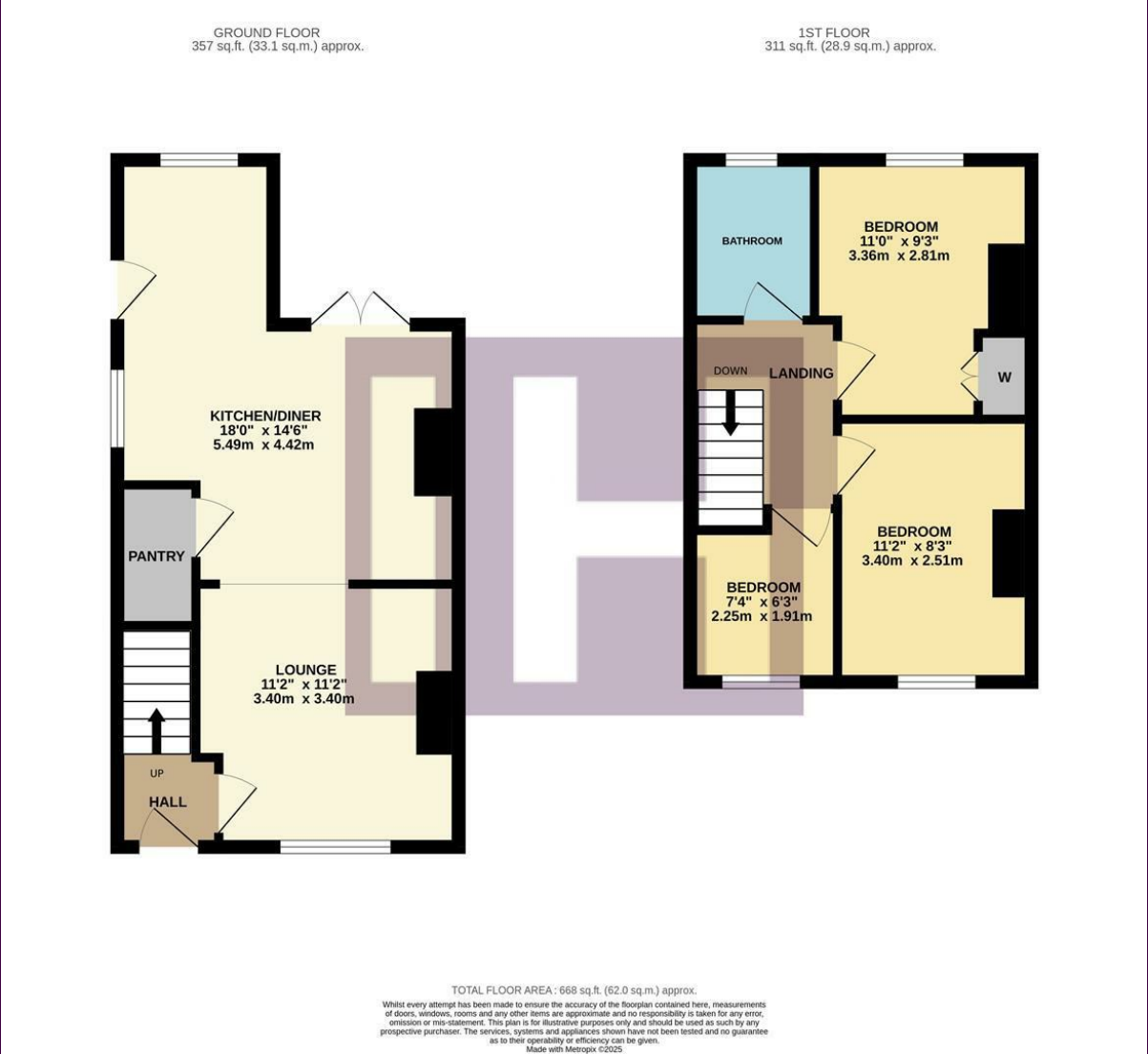
Modern and tasteful throughout, the accommodation is much improved and well presented; the open-plan ground floor provides a light-filled lounge and kitchen/diner. French doors access the garden from the rear of the dining space, whilst a useful pantry offers great storage. The modern kitchen range flows into the dining area with a breakfast bar and utility space.

The first floor delivers three modest bedrooms, the rear with a built-in wardrobe to the alcove, the bathroom is stylish, housing a three-piece suite and over-bath shower. A converted loft with Velux window is optimised as a peaceful reading 'snug' with built in storage. Ample off-street parking is provided to the front, which is low-maintenance and hedge/fence enclosed, approaching the detached single garage.



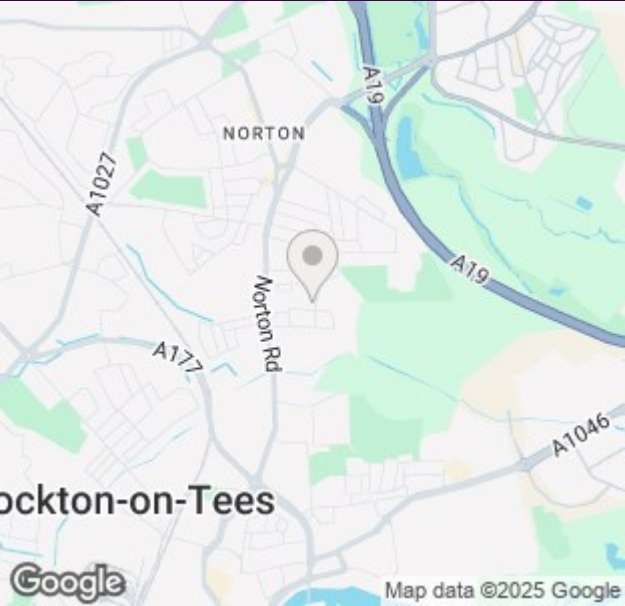
The terrific rear gardens are well established and a particular highlight, with outdoor power sockets and tap, bringing lawns, ponds, veg beds, fire pit, patios and various seating areas from which to enjoy them. Attractively positioned in Norton just a short walk from Norton High Street, schools, dog walking routes and other local amenities, this semi-detached home offers fantastic potential for those seeking their first property, a small family home, or a smart buy-to-let investment.

# The Layout



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

# The Location



Council Tax Band: A  
Tenure: Freehold





- No forward chain
- Enjoying an attractive, private plot with large, established garden, drive and garage
- Much sought after, favoured 'Norton' location
- Attractive throughout, a 'must-view' worthy of early inspection
- Modern, open-plan lounge and impressive kitchen/diner
- Extension potential





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01642 671025

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