



46 Ball Lane, Norton Green, Stoke on Trent, ST6 8PN

£1,100 Per Calendar Month

46 Ball Lane, Norton Green ST6 8PN

Nestled on the charming Ball Lane in Norton Green, this delightful detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 882 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow boasts a well-appointed bathroom, ensuring all your essential needs are met with ease.

One of the standout features of this property is the conservatory, which allows for an abundance of natural light and offers a lovely space to enjoy the surrounding views of the garden throughout the seasons. The front and rear gardens are well-maintained, providing a serene outdoor space for gardening enthusiasts or



Council Tax Band: C



Hallway

UPVC double glazed door to the front elevation, radiator, storage cupboard with radiator and hanging rail.

Living Room

UPVC double glazed bay window to the front elevation, radiator and fireplace set on tiled hearth, surround and mantle, patio doors into the Conservatory.

Kitchen

Range of units to the base and eye level, decorative tiled splashbacks, Indesit fan assisted oven and grill, four ring electric hob with extractor above, Cooke and Lewis one and half bowl sink unit with mixer tap over and drainer, radiator, UPVC double glazed window and door to the front elevation, UPVC double glazed window to both side elevations, inset downlights.

Bathroom

Fully tiled, storage cupboard housing Baxi combi boiler, vanity sink unit with mixer tap over and storage beneath, lower level WC with push flush, chrome heated ladder radiator, extractor fan, UPVC double glazed window to the side elevation, P shaped panelled bath with chrome mixer tap, glass shower screen and shower over.

Bedroom Two

UPVC double glazed window to the rear elevation, double radiator, built in wardrobes and shelving.

Bedroom One

Radiator, UPVC double glazed window to the rear elevation, built in wardrobes and cupboards.

Conservatory

Two radiators, being of UPVC double glazed construction, UPVC double glazed patio doors to the rear elevation.

Utility

Double glazed window to the rear elevation, radiator.

Garage

Power and light connected, fixed shelving, UPVC double glazed double doors to the front elevation.

Outside

Tarmacadam driveway to the front, steps leading to lawned area, hedged and fenced boundaries, flagged area, outside light, gated access to the side, outside water tap. To the rear is walled and fenced boundaries, raised patio area with steps leading up, outside light.





Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C



| Energy Efficiency Rating | | |
|---------------------------------------------|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | | |
| (39-54) E | 41 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |