

The Avenue, Norton
Guide Price £600,000



An Extended Period DETACHED FIVE BEDROOM Home & Large Garden, in this exclusive Private Road with Bespoke Charles Yorke Kitchen. Master Villeroy & Boch en suite. New Radiators & Boiler plus Underfloor Heating. Retained Period features, Double Glazing, Garage & Driveway Parking for several vehicles

Entrance Hall

Original Period door with stained glass leaded window, original tiled flooring, under stairs storage cupboard, radiator, power points, Oak balustrade staircase.

Lounge 5.50m x 4.25m (18'1" x 14'0")

UPVC double glazed bow window to the front aspect, Feature stone fireplace with gas coal effect fire, TV point, radiator and power points.

Dining Room 5.50m x 4.60m (18'1" x 15'1")

UPVC double glazed bow window to the front aspect, curved radiator and power points

Kitchen 8.25m x 3.30m (27'1" x 10'10")

Bespoke Charles Yorke Designer kitchen with Marble work surface, marble sink and drainer with Quooker tap, integrated Bosch dishwasher, integrated Rangemaster with double ovens and five ring induction hob, integrated wine cooler, integrated microwave, vegetable drawers, spice cupboards, bread drawers, secret spice mantle, recycling drawers, space for washing machine, stone flooring, under floor heating and power points.

Garden/Games/Family Entertainment Room 6.80m x 4.50m (22'4" x 14'9")

UPVC double glazed window to the front aspect, UPVC double glazed French doors, windows to the sides, to the rear aspect leading to the rear garden, feature fireplace with open fire, radiator and power points.

Rear Hall Entrance

Door to the rear aspect, storage cupboard, stone flooring, underfloor heating and power points.

DISCLAIMER

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WC

UPVC double glazed window to the rear aspect, modern white two piece suite comprising of low flush WC, free standing vanity wash hand basin, stone flooring.

Half Landing

UPVC double glazed window to the rear aspect, overlooking the rear garden, access to bedroom Five, stairs to the first floor landing.

Bedroom Five currently used as an office

3.60m x 2w.70m (11'10" x 8'9")

UPVC double glazed window to the rear aspect, floor to ceiling storage, radiator and power points.

First Floor Landing

Floor to ceiling storage cupboard, radiator, power points, loft access with drop down ladder.

Master Bedroom 4.30m x 4.10m (14'1" x 13'5")

UPVC double glazed window to the front aspect, storage cupboard, TV point, radiator and power points

En Suite

UPVC double glazed window to the front aspect, VILLEROY & BOCH Three piece suite comprising of low flush WC, free standing vanity wash hand basin, bath with shower over, vertical radiator, shaver point, stone flooring with under floor heating.

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Bedroom Two 4.20m x 3.40m (13'8" x 11'2")

UPVC double glazed window to the front aspect, radiator and power points.

Bedroom Three 4.50m x 3.50m (14'9" x 11'6")

UPVC double glazed window to the rear aspect, radiator and power points.

Family Bathroom

Two UPVC double glazed windows to the rear aspect, modern white four piece suite comprising of low flush WC, vanity wash hand basin, bath with multi control bath shower mixer, fully tiled shower cubicle, shaver point, vertical radiator, stone flooring with under floor heating.

Bedroom Four 4.20m x 4.10m (13'8" x 13'5")

UPVC double glazed window to the front aspect, radiator and power points.

External

Front Garden

Low maintenance laid to lawn with driveway to the side giving off street parking for numerous vehicles, leading to the detached garage.

Rear Garden

Mainly laid to lawn with hedge boundaries and flower borders, outside power points.

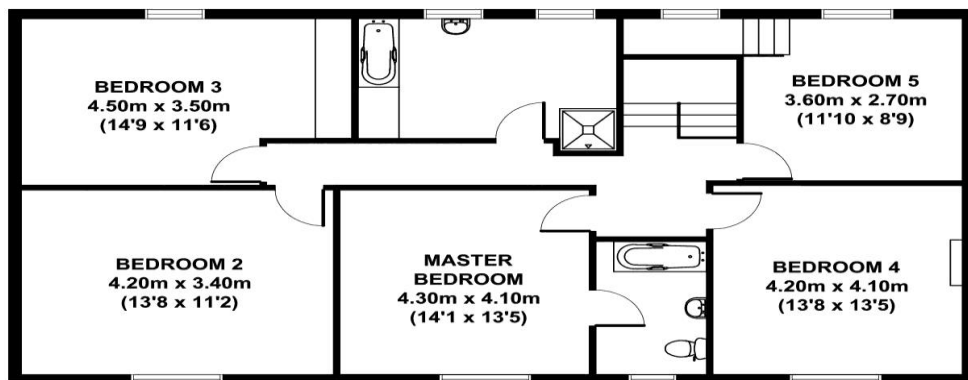
Garage

Brick built with double doors to the front aspect, Windows to the rear and side aspects, power points and light.

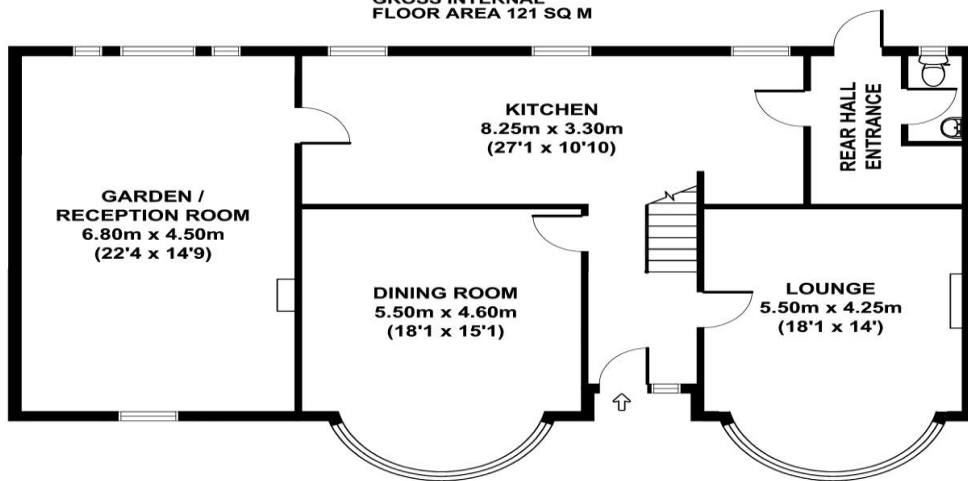
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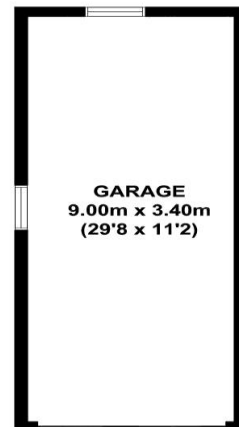
Floor Plan



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 121 SQ M**



**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 127 SQ M**



**GARAGE
GROSS INTERNAL
FLOOR AREA 30 SQ M**

THE AVENUE

APPROX. GROSS INTERNAL FLOOR AREA 278 SQ M / 2991 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given