

**AP MORGAN**



**Norton Way, Norton Farm, Bromsgrove**  
Guide Price £375,000

### Features:

- Well-presented semi-detached house
- Three double bedrooms & bedroom four/study
- Stylish open plan kitchen/dining/family room
- Modern family bathroom, en-suite & ground floor W/C
- Detached garage & driveway
- Attractive landscaped rear garden
- Modern residential estate constructed by Barratt Homes
- Passed planning permission for substantial kitchen/dining room extension

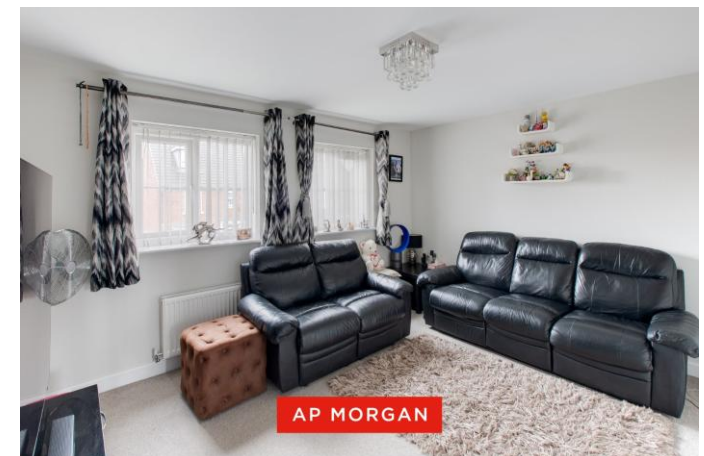
### Description:

Approved planning permission is already in place for a substantial ground floor kitchen/dining room extension incorporating a sky lantern, and the property itself is a prime example of a modern four-bedroom semi-detached townhouse arranged over three floors. The property is located within the sought-after Norton Farm residential development in Bromsgrove.

Internally, the well-presented accommodation briefly comprises an entrance hall, a ground floor WC, an office/potential fourth bedroom, and a contemporary open-plan kitchen/dining/family room. The kitchen is fitted with a range of wall and base units, an integrated oven with hob and extractor hood over, and double-glazed French doors opening onto the rear garden.

To the first floor, the landing provides access to a well-proportioned lounge and a main bedroom featuring integral wardrobe storage and a modern en-suite shower room. A further staircase rises to the second floor, where there are two additional double bedrooms and a modern family bathroom.

Externally, the property enjoys a low-maintenance, landscaped rear garden with a paved patio, artificial lawn, external security lighting and a side access gate. To the front, there is a driveway providing parking for two vehicles and access to a separate garage, which is equipped with fitted sockets and lighting.



Additional benefits include gas central heating, double glazing throughout, a house alarm system, Hive smart heating and the remainder of the NHBC warranty.

The Norton Farm development is particularly popular due to its proximity to a choice of well-regarded schooling for all ages and Bromsgrove town centre, which offers a range of leisure facilities, restaurants, shops and pubs, together with convenient access to major road links including the M5 and M42.

**Details:**

**Entrance Hall**

**Guest W/C** 5'4" x 2'11" (1.63m x 0.9m)

**Kitchen/Dining/Family Room** 23' (7) x 12'10" (3.9) (23' (7) x 12'10" (3.9))

**Office/Bedroom Four** 9'2" x 6'1" (2.8m x 1.85m)

**First Floor Landing**

**Master Bedroom** 9'11" x 12'11" (3.02m x 3.94m)

**En-suite** 7' x 5'1" (2.13m x 1.55m)

**Lounge** 11'11" x 12'10" (3.63m x 3.9m)

**Second Floor Landing**

**Bedroom Two** 12'11" x 12'11" (3.94m x 3.94m)

**Bedroom Three** 11'4" x 12'11" (3.45m x 3.94m)

**Family Bathroom** 6'4" x 5'10" (1.93m x 1.78m)

**Garage** 17'4" x 9'2" (5.28m x 2.8m)

**EPC Rating:** B

**Council Tax Band:** D (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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### Need a mortgage?

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### Property to sell?

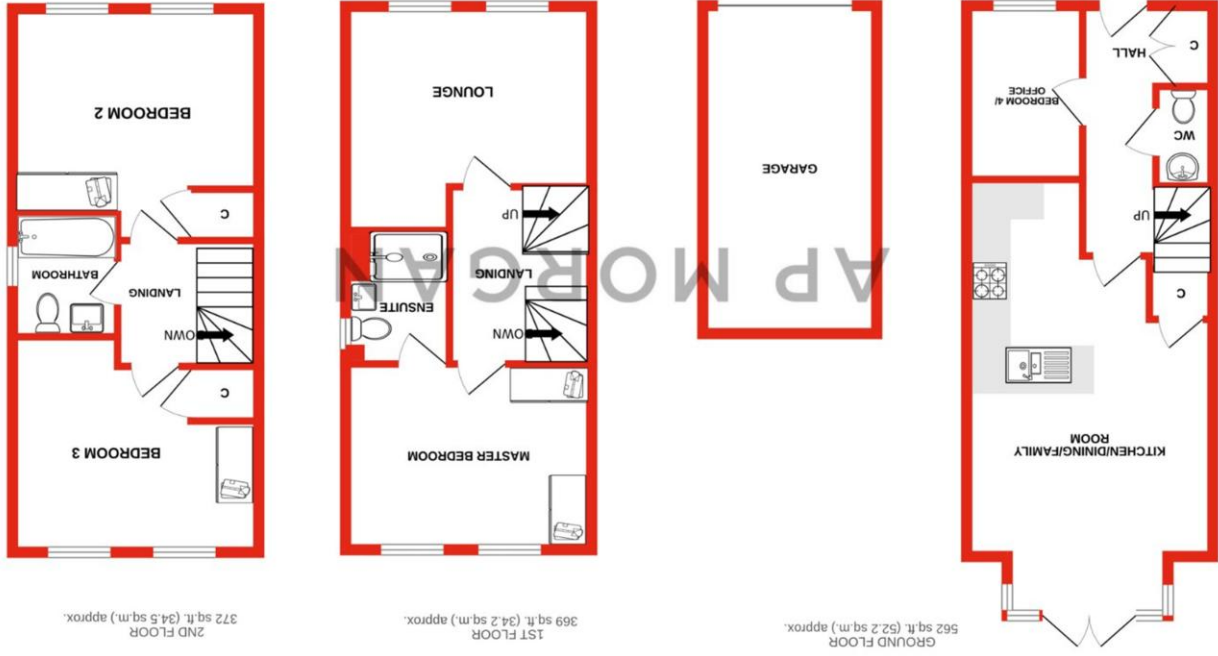
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### Need a solicitor?

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