



Norton Lane,
Norton



OneAgency

01782 970222

hello@oneagencygroup.co.uk



£435,000

A substantial detached residence offering exceptionally spacious and versatile living accommodation, positioned with attractive open countryside views to the front and just a short walk from the picturesque Caldon Canal. The ground floor provides generous and well-balanced living space, comprising three reception rooms ideal for both family living and entertaining, a cloakroom, fitted kitchen, separate utility room, and internal access to a double garage. To the first floor, the property boasts an impressive and particularly spacious master bedroom with en suite bathroom, three further well-proportioned bedrooms, and a large family bathroom. Externally, the property benefits from off-road parking to the front and an established rear garden providing a private outdoor space. Offered to the market with no upward chain, this is a rare opportunity to acquire a substantial family home in a desirable setting. Viewing is highly recommended to fully appreciate the size and potential of the accommodation on offer.





Entrance Hallway

Door to front, radiator, stairs to first floor, access into garage.

Living Room

Double glazed window to the front and side. Two radiators, gas fire with feature surround.

Cloaks

WC, hand wash basin, radiator.

Kitchen

Double glazed window to the rear, fitted with a range of wall, base and drawer storage units, fitted gas hob, fitted oven, integral appliances including dishwasher, fridge & freezer and microwave., radiator, tiled floor.

Utility

Double glazed window and door to side, stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, space for dryer, tiled floor, part tiled walls.

Dining Room

Radiator, double glazed sliding doors to rear.

Sitting Room

Double glazed window to the rear, radiator.

Double Garage

Wall mounted Worcester boiler.

Landing

Access to loft, built in storage area with radiator, additional storage area, double glazed window to the front, radiator.

Master Bedroom

Radiator, double glazed window to the front, fitted wardrobes.

En Suite Bathroom

Double glazed window to the rear and side, tiled walls. Panelled bath, separate shower cubicle with electric shower, WC and hand wash basin, tiled walls, radiator.

Bedroom 2

Two double glazed windows to the front, radiator, fitted wardrobes.

Bedroom 3

Double glazed window to the rear, radiator.

Family Bathroom

Double glazed frosted window to the rear, bathroom suite comprising pf panelled bath, bidet, WC, hand wash basin and separate shower cubicle with electric shower.

Bedroom 4

Double glazed window to the rear, radiator.

Outside

Off road parking to the front with access to double garage, established rear gardens.

Agents Notes

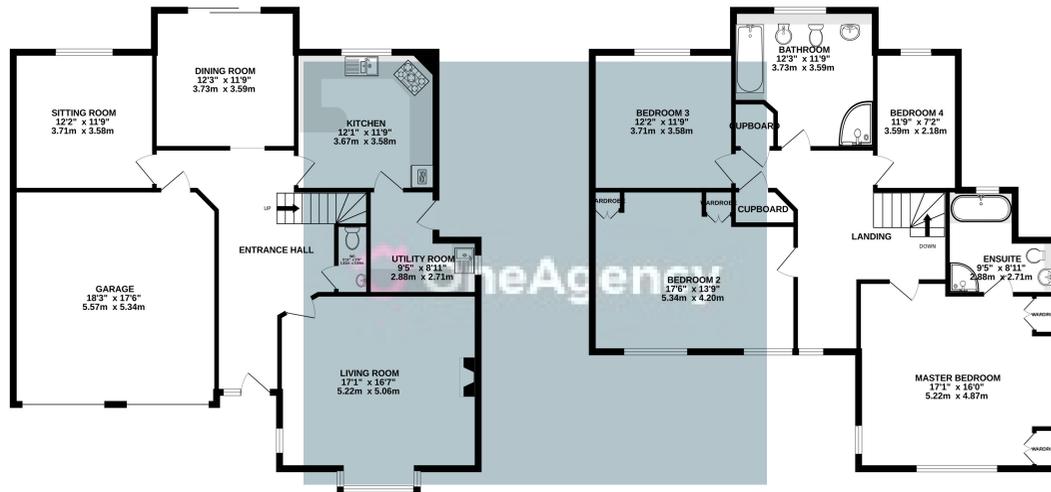
Stoke-on-Trent Council Tax Band F

Important Notice

All descriptions, dimensions, and references are given in good faith but are approximate and for guidance only. Measurements are not exact. Fixtures, fittings, and services have not been tested. Buyers must satisfy themselves as to the accuracy of all information by inspection and professional advice.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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