

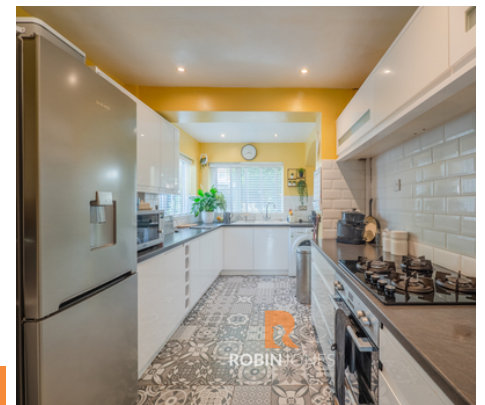


ROBIN JONES  
ESTATE AGENTS



## 60 Norton Hill Drive, Norton Hill Estate, Coventry. CV2 3AY

Situated at the head of a pleasant cul-de-sac setting, this well presented and extended four bedroomed semi detached house represents ideal family accommodation which must be seen internally to fully appreciate the wealth of space. Enjoying direct access via a shared driveway to a brick built garage. Having gas fired central heating and double glazing the property incorporates porch, entrance hall, attractive lounge, sitting room/snug, open plan dining kitchen, three first floor bedrooms, one with built in wardrobes, and fully tiled bathroom. There is a staircase from the landing to a further bedroom in the roof space. There are lawned gardens to the front and rear and a recently erected summer house/office with bar. Being well served by local schools, shops and bus services as well as being within easy access of the city centre.



£285,000 Freehold

## PROPERTY DESCRIPTION

---

Situated at the head of a pleasant cul-de-sac setting, this well presented and extended four bedroomed semi detached house represents ideal family accommodation which must be seen internally to fully appreciate the wealth of space. Enjoying direct access via a shared driveway to a brick built garage. Having gas fired central heating and double glazing the property incorporates porch, entrance hall, attractive lounge, sitting room/snug, open plan dining kitchen, three first floor bedrooms, one with built in wardrobes, and fully tiled bathroom. There is a staircase from the landing to a further bedroom in the roof space. There are lawned gardens to the front and rear and a recently erected summer house/office with bar. Being well served by local schools, shops and bus services as well as being within easy access of the city centre.

## FEATURES

---

- Extended four bedroomed semi detached house
- Pleasant cul-de-sac setting
- Gas central heating and double glazing
- Attractive lounge and sitting room/snug
- Open plan dining kitchen
- Four bedrooms over two floors
- Fully tiled family bathroom with shower
- Direct access to brick built garage
- Lawned gardens with summer house
- Viewing highly recommended to avoid disappointment



## ROOM DESCRIPTIONS

---

### Enclosed Porch Entrance

Via uPVC double glazed entrance door with matching side screens, double glazed entrance door leads to:

### Entrance Hall

1.9m x 3.1m (6' 3" x 10' 2")

With staircase to first floor.

### Attractive Lounge

3.45m x 4.94m (11' 4" x 16' 2")

With log burner set into chimney breast with matching hearth.

### Sitting Room/Snug

2.87m x 2.80m (9' 5" x 9' 2")

### L Shaped Open Plan Dining Kitchen

#### Kitchen

2.12m x 5.55m (6' 11" x 18' 3")

With a range of matching base and wall cupboards in white incorporating four ring gas hob with electric double oven beneath, space for washing machine, space for fridge freezer, side uPVC patterned double glazed window, dual aspect uPVC double glazed windows and open archway through to the dining area.

#### Dining Area

2.85m x 2.13m (9' 4" x 7' 0")

With uPVC double glazed sliding patio doors leading out to the rear garden.

#### First Floor Landing

1.85m x 2.83m (6' 1" x 9' 3")

With side uPVC double glazed window and staircase to the second floor.

### Bedroom One

3.16m x 4.16m (10' 3" x 13' 8")

With full length built in wardrobes.

### Bedroom Two

3.52m x 3.24m (11' 7" x 10' 8")

### Bedroom Three

2.13m x 2.26m (7' 0" x 7' 5")

### Fully Tiled Bathroom

1.83m x 1.63m (6' 0" x 5' 4")

With traditional white suite with chrome shower unit and clear screen.

### Second Floor Bedroom Four

4.03m x 4.02m (13' 3" x 13' 2")

With two sealed unit double glazed Velux windows, one with open views beyond Norton Hill towards the river Sowe and fields.

### Brick Built Garage

4.81m x 5.41m (15' 9" x 17' 9")

With up and over door and side personal door.

### Outside

There is a shared tarmac driveway through to the garage, lawned foregarden, side access with wrought iron gate through to the well laid out landscaped fully fenced rear garden with paved patio terrace with raised borders, lawn and established trees giving privacy.

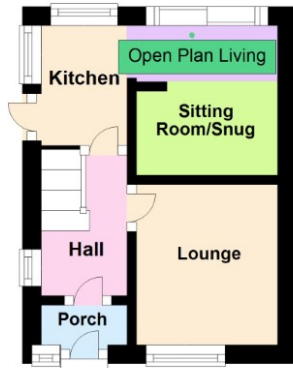
### Recently Erected Timber Framed Summer House/Office

4.67m x 2.89m (15' 4" x 9' 6")

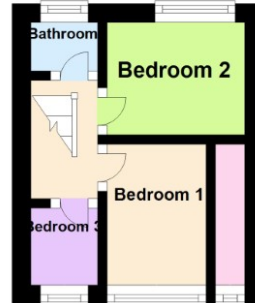
With bar and having uPVC double glazed window and door.

# FLOORPLAN & EPC

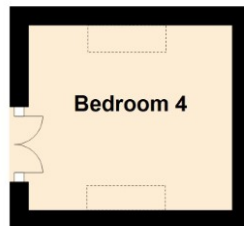
## Ground Floor



## First Floor



## Second Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

314, Walsgrave Road, Coventry, CV2 4BL

02476 635 555

walsgrave@robinjones.co.uk