



**WALTON & HIPKISS**

Established 1929

*Premier Homes*

**71 Eveson Road  
Norton, DY8 3BS**





The property is approached over an opening out brick paved "L" shaped driveway with decorative edged brick to side, shale borders with fence and wall to side, leading to a garage door and a gated side access to side leading onto rear garden. Further continuation of the driveway leads to an open porch.

**OPEN PORCH**

Having inset lighting above and leading to a UPVC colour matched composite opaque glazed front door which leads into the reception hallway.

**RECEPTION HALLWAY**

Having Karndean flooring with decorative edging, inset ceiling spotlights, coving to ceiling, stairs that lead up to the first floor accommodation, power points and a door that leads into a cloakroom area.

**CLOAKROOM AREA**

Having cloak and hanging spaces, a wall mounted fitted radiator and housing the electric consumer units.

An open arch with decorative arched effect leads into the dining room.

**DINING ROOM:**

Double glazed composite bay window to the front elevation, coving to ceiling, a single chandelier point, a wall mounted fitted radiator with decorative radiator cover, power points and further doors lead off into:

**EXTENDED FAMILY LOUNGE:**

Double opening and UPVC partially glazed French doors leading onto a raised decking area with double glazed windows to either side, coving to ceiling, dado railing, a wall mounted fitted radiator with decorative radiator cover, a living flame gas fire set onto a raised granite hearth with an Adam styled decorative fireplace surrounding set into chimney breast, power points, TV aerial point and telephone point.





## BREAKFAST KITCHEN:

Having double opening UPVC partially glazed French doors leading onto the rear elevation with window to side, continuation of Karndeian flooring throughout, decorative coving surrounding the ceiling, a range of wall, drawer and base units with wood block edge work surfaces, a ceramic one and a half bowl sink and drainer with mixer tap over with a cooker tap to side, further wrap around wall, drawer and base units with breakfast bar area, some of the wall units being glazed for display purposes with shelf edge to side, space for cooker if required, built in wine rack with extractor hood and light above cooking space, pewter faced power points, a wall mounted double fitted radiator, part tiled decorative edged tiling to side, inset ceiling spotlights and a door which leads through to a utility room.

## UTILITY ROOM:

Having a partially glazed and UPVC French door leading off to the rear elevation with a double glazed composite window to side, a range of base and wall units, a stainless steel sink and drainer inset into the work surface area, plumbing and space for washing machine and tumble driers if required, a wall mounted double fitted radiator, ceramic tile flooring, ample power points, decorative coving surrounding ceiling, a single ceiling light point and a door that leads through into a downstairs fitted cloakroom.

## DOWNSTAIRS FITTED CLOAKROOM:

Having a UPVC composite opaque glazed window to the side elevation, continuation of the ceramic tile flooring, a wall mounted fitted radiator and a low level flush WC.

Stairs lead up from the reception hallway and wind round onto an open landing.





**LANDING**

With wrap around timber balustrade, a double glazed composite window overlooking the front elevation, coving to ceiling, a wall mounted fitted radiator with decorative radiator cover, dado railing, single chandelier point and doors than lead off into:

**BEDROOM ONE:**

Having a double glazed composite bay window overlooking the front elevation with a wall mounted fitted radiator with decorative radiator cover, picture rail, coving to ceiling, a single ceiling light point, a range of fitted wardrobes with overhead storage areas and dressing table space.

**BEDROOM TWO:**

Having a double glazed composite window to the rear elevation with a fitted radiator beneath, inset ceiling spotlights, coving to ceiling, a range of fitted wardrobes with dressing table to side, one of the doors is glazed for display purposes and ample power points.

**BEDROOM THREE:**

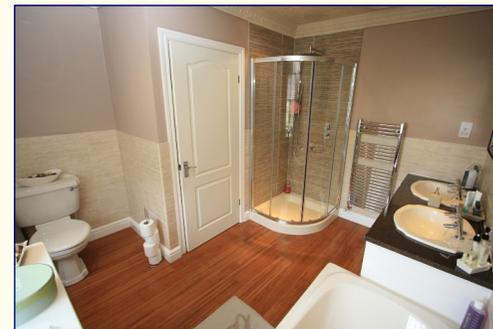
A double glazed composite window overlooking the rear with a fitted radiator beneath, coving to ceiling, inset ceiling spotlights, laminate flooring, a range of fitted wardrobes with mirrored doors, power points and telephone point.

**BEDROOM FOUR:**

A double glazed composite window to the rear, coving to ceiling, access to loft storage area, inset ceiling spotlights, laminate flooring and a wall mounted fitted radiator.

**FAMILY BATHROOM:**

A double glazed composite opaque window to the front elevation, laminate flooring, part tiled walls, a panelled bath, a low level flush WC, a wall mounted fitted radiator, coving to ceiling, ceiling spotlights, extractor fan, heated towel radiator and a corner enclosed shower cubicle with railhead shower facility over, a his and hers inset wash hand basins set onto a roll top work surface with bathroom cabinet storage beneath and a wall mounted shaver point.





### SINGLE GARAGE:

Accessed off the utility room and having a three quarter opening garage door onto the front elevation, a double glazed opaque window to the rear elevation, ceiling strip lighting, power points, gas fired boiler, a wall mounted fitted radiator, power points and a range of shelving and storage areas.

### REAR GARDEN

Accessed from the access to the side all leads onto a raised and elevated decked patio area, a step down onto a predominantly lawned rear garden with mature trees and shrubbery surrounding the garden, a bottom of the garden summer house being set onto a raised elevation, access through double opening doors with opaque glazing, having power and could be used as a home office if required. There is shale border edge planting to side offering colour and a mature and private aspect surrounding the garden.

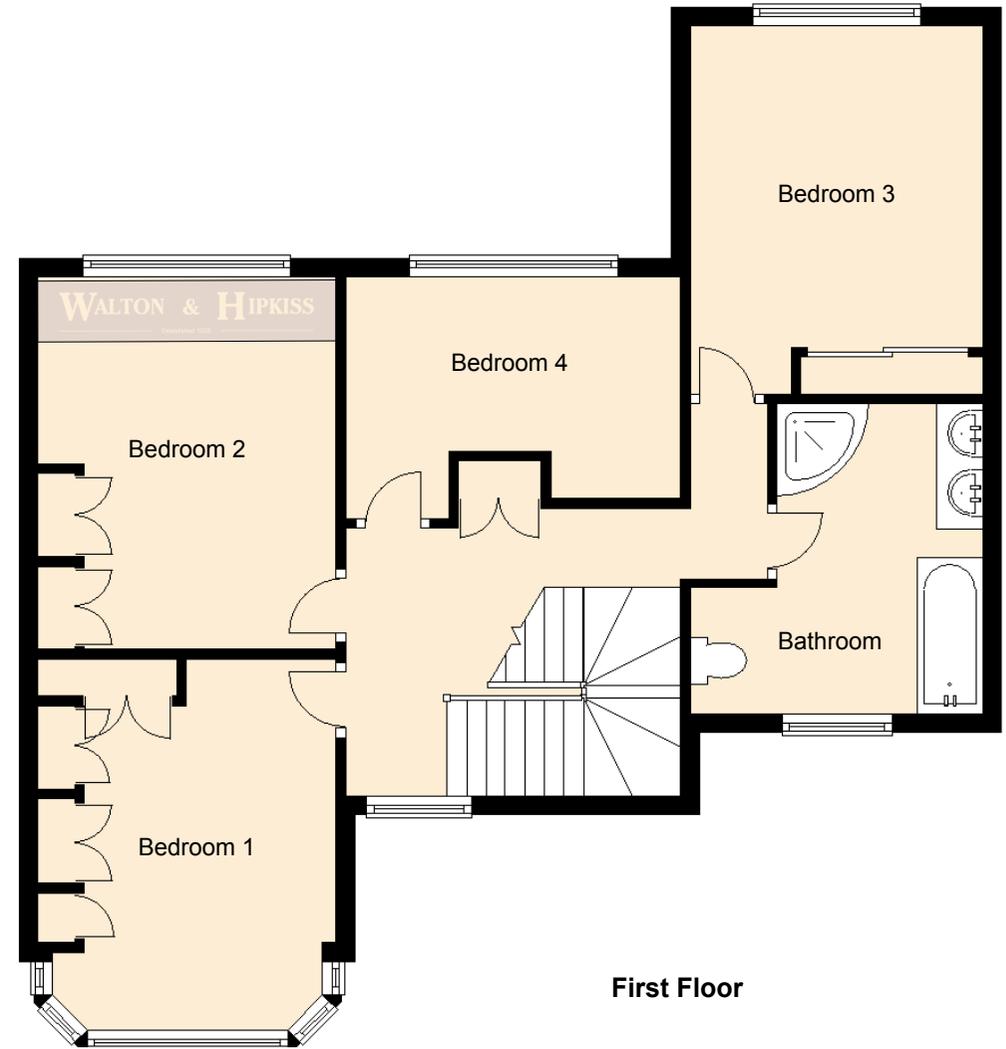
### Approximate Sizes :

<b>DINING ROOM :</b>	12'11" x 11'00"
<b>FAMILY LOUNGE :</b>	18'00" x 11'00"
<b>BREAKFAST KITCHEN :</b>	17'01" x 11'11"
<b>UTILITY:</b>	10'05" x 10'04"
<b>BEDROOM 1 :</b>	13'03" x 10'07"
<b>BEDROOM 2 :</b>	13'00" x 10'11"
<b>BEDROOM 3 :</b>	12'10" x 10'04"
<b>BEDROOM 4 :</b>	11'11" x 8'005"
<b>BATHROOM :</b>	10'11" x 10'04"
<b>GARAGE :</b>	18'03" x 11'07"

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Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
 A B C D E F G	62	77	 A B C D E F G	47	74
EU Directive 2002/91/EC Scotland			EU Directive 2002/91/EC Scotland		

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