



**The Street, Norton**

**Sheridans**







# The Street, Norton IP31 3NA

Guide Price £525,000

A superb four bedroomed extended cottage retaining a wealth of original features complemented with spacious family accommodation and countryside views.

No Onward Chain. Deceptively spacious four bedroomed period house providing beautifully presented accommodation backing onto farmland.

Understood to have been built in the late 17th century of a timber frame construction behind a later white brick encasement and tiled roofline, this charming period house has, in more recent years, been the subject of considerable refurbishment and extension, resulting in a delightful home of great personality.

Many features on offer include exposed timbers and studwork, bespoke oak internal doors, oak staircase and large redbrick fireplaces. Benefitting from oil fired central heating, the property offers a deceptive level of light and airy accommodation with excellent proportions of just under 2000sqft and currently in brief comprising; a traditional entrance door opening to a porch with door to a spacious timbered drawing/family room with a large redbrick fireplace, two windows to front, large walk-in cupboard and door to the study/home office with window to rear.

The sitting room is a comfortable reception with wood burning stove, fine oak staircase off to first floor and open studwork to the dining room.

The generous 'farmhouse style' kitchen breakfast room affords farmland views and has plenty of fitted cupboards, wooden preparation surfaces, butler sink, Pamment tiled floor, built-in dishwasher, extractor hood, stable door to garden and space for a range oven. There is a separate utility with fitted units, hot water cylinder and door to a ground floor shower room.

On the first floor is a long landing, four comfortable bedrooms (three double, one single) and a stylish newly upgraded family bathroom completes the accommodation.

## Outside

The house is approached along a large shingle driveway providing extensive vehicle parking and turning space located next to an attractive brick and flint wall. The front gardens are mostly laid to lawn with flower borders and mature trees. To the side is a private paved terrace creating an ideal outdoor area for entertaining and al-fresco dining, to the rear there is a further area of garden, being mostly laid to lawn, with shrub borders, summer house and views across open farmland and countryside.

## Location

The house backs onto open countryside and farmland whilst situated on the fringes of the well-regarded village of Norton. The village is located east of Bury St Edmunds and close to the train station at Elmswell and Stowmarket. Norton primary school's most recent report rated it as 'outstanding' and it backs onto a large playing field with children's play park. The village also has amenities such as a pub, shop, community hall, playgroup and garage. There are many public footpaths to explore across Norton, including through the local water meadows owned by the Suffolk Wildlife Trust.

## Directions

When entering Norton from the direction of Elmswell and the A14, proceed along Ixworth Road and turn right just after the garage into The Street. Follow the road and the property will be found a short distance further on the left-hand side.

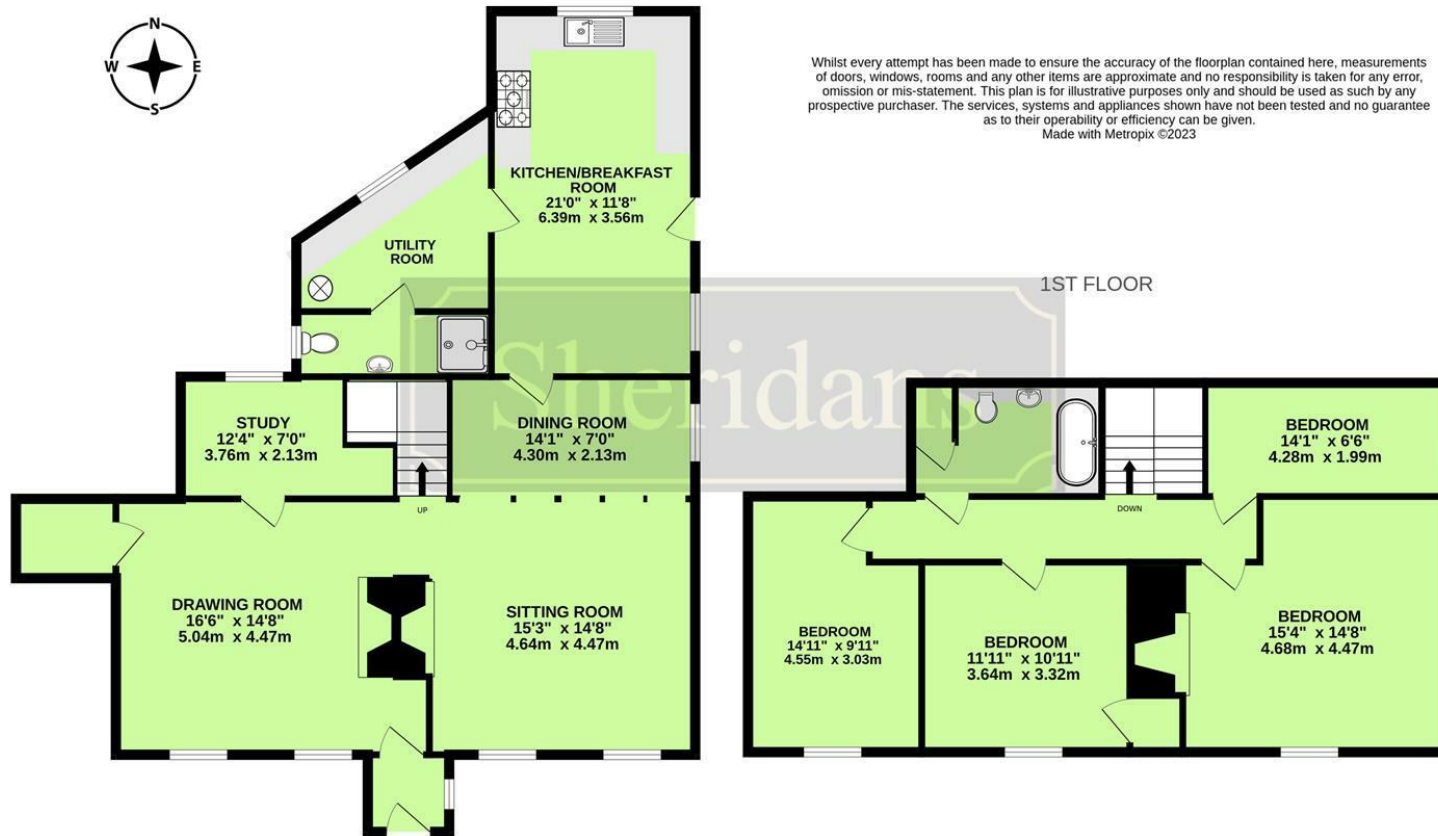
- Beautifully presented accommodation
- Fabulous drawing/family room
- Spacious sitting room, dining room
- Farmhouse kitchen breakfast room
- Utility, study
- Four bedrooms
- Family bathroom, Shower room
- Front and rear gardens
- Extensive driveway providing plenty of parking/turning space
- Fantastic farmland views on edge of desirable well-served village setting

## Services

Mains electricity, water and drainage are connected. Oil fired radiator central heating. Council Tax Band C. EPC Rating: E.



## GROUND 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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## 1ST FLOOR



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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