



## 17 Meere Close

Norton, ST6 8DS

**Offers over £147,000**



Carters are delighted to welcome to the market this stunning two-bedroom property, presented to show-home standard and fully renovated by the current owners. The property benefits from a number of recent improvements including a new roof, newly installed driveway, recently fitted boiler, a modern Howdens kitchen and a beautifully finished bathroom suite.

Upon entering the property, you are welcomed into a generous lounge featuring a bespoke fitted media wall with TV bracket and a modern inset electric fire, creating a stylish and comfortable living space. To the rear of the property is a beautiful, modern fitted kitchen with integrated appliances and a breakfast bar, overlooking the rear garden. To the first floor there are two well-proportioned double bedrooms and a stunning white three-piece family bathroom suite, finished to a high standard. Externally, the front of the property benefits from a newly installed block-paved driveway providing convenient off-road parking. The entrance is approached via block-paved steps and complemented by an attractive artificial lawn, enhancing the property's kerb appeal while offering a smart, low-maintenance frontage. To the rear, the property enjoys a generous and private garden bordered by mature conifers, providing a high degree of privacy. The garden features a timber decking area, ideal for outdoor dining and entertaining, along with a useful storage shed and the added benefit of an external water tap.

Don't miss this fantastic opportunity to purchase a beautifully renovated, turn-key ready home.

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## Entrance Porch

UPVC double glazed entrance door to the front elevation. Access to the stairs. Radiator.

## Living Room

14'8" x 12' (4.47m x 3.66m)

UPVC double glazed window to the front elevation. Bespoke built in media wall having an electric fire, LED lighting and TV bracket. Coving to the ceiling. Panel radiator. TV point.

## Kitchen Dining Room

14'8" x 9'7" (4.47m x 2.92m)

Composite entrance door to the rear elevation leading to the garden. Two UPVC double glazed windows to the rear elevation.

Newly fitted Howdens high gloss kitchen having a range of wall base and drawer units. Laminate work surfaces. Breakfast bar. Stainless steel sink with a mixer tap and a drainer. Built in electric oven. Built in four ring gas hob. Built in extractor hood. Space for an American style fridge freezer. Space and plumbing

for a washing machine. Space for a tumble dryer. Panel radiator. Built in storage cupboard having power and lighting. Modern combi boiler having a full service history. LVT flooring.

## Stairs and Landing

Access to the loft space.

## Bedroom One

14'10" x 9'8" (4.52m x 2.95m)

UPVC double glazed window to the front elevation. Coving to the ceiling. Panel radiator. Built in over stairs storage cupboard.

## Bedroom Two

12'5" x 10' (3.78m x 3.05m)

UPVC double glazed window to the rear elevation. Airing cupboard. Radiator.

## Bathroom

UPVC double glazed window to the rear elevation. Three piece fitted bathroom suite having a p-shaped bath with a shower over, counter top sink having storage under and a recessed w.c. Aqua paneling. Extractor fan. Chrome heated towel rail. Vinyl flooring.

## Externally

To the front of the property is a newly installed block-paved driveway providing convenient off-road parking. The entrance is approached via block-paved steps and is complemented by an attractive artificial lawn, enhancing the property's kerb appeal and creating a smart, low-maintenance frontage.

To the rear, the property enjoys a generous and private garden, attractively bordered by mature conifers which provide a high degree of privacy. The garden features a timber decking area, ideal for outdoor dining and entertaining, together with a useful storage shed and the benefit of an external water tap.

## Additional Information

Freehold. Council Tax Band A.

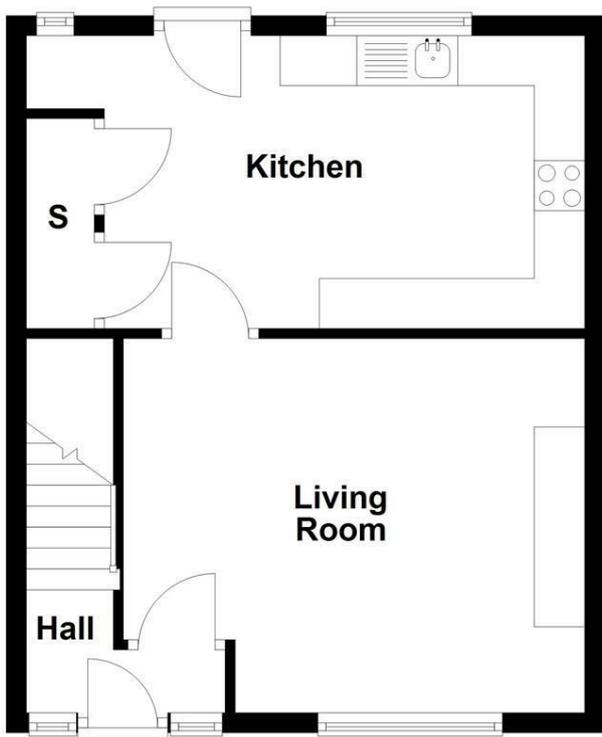
Total Floor Area: 775 Square Foot / 72 Square Meters.

## Disclaimer

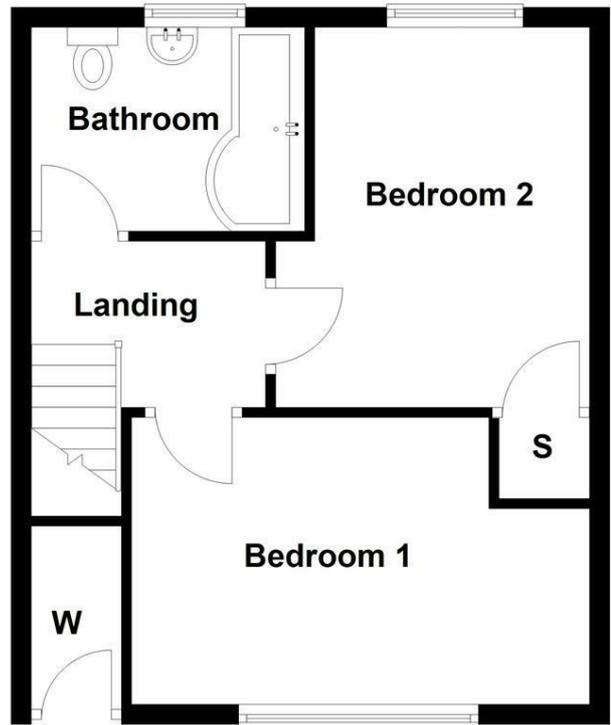
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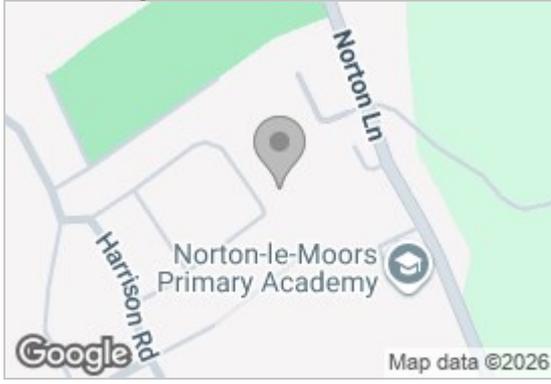
**Ground Floor**



**First Floor**



## Road Map



## Hybrid Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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 &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.