



53 Burtree Drive

Norton, ST6 8GZ

Offers over £210,000



Here at Carters Estate Agents, we are delighted to bring to the market this superbly presented and deceptively spacious townhouse, offering an outstanding opportunity for families and first-time buyers alike.

To the front of the property, a driveway provides valuable off-road parking and leads to an integral garage. Upon entering, you are welcomed into a stylish entrance hallway which sets the tone for the quality throughout, leading to a beautifully appointed modern kitchen fitted with integrated appliances. A convenient ground floor W.C./cloakroom adds further practicality for everyday living and visiting guests.

The real heart of this impressive home is the stunning open-plan living and dining area, designed for both relaxation and entertaining. Flooded with natural light, the space is enhanced by French doors that open seamlessly onto the rear south-facing garden. The outdoor space has been thoughtfully designed with a porcelain-tiled patio and a neatly maintained lawn, creating the perfect setting for summer dining and family enjoyment. To the first floor, the property continues to impress with two generously sized double bedrooms, complemented by a sleek and contemporary three-piece family bathroom suite finished to a high standard.

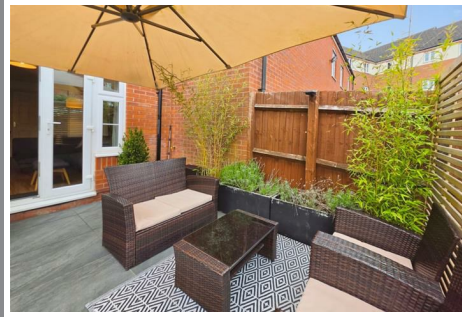
Occupying the entire top floor is the superb master suite, offering a real sense of luxury and privacy. This impressive space benefits from a stylish en-suite shower room and useful built-in storage, creating the perfect retreat.

A fantastic opportunity to acquire a modern and versatile home in a sought-after layout—early viewing is strongly advised to avoid disappointment.

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Entrance Hallway

Composite double glazed entrance door to the front elevation.

Stairs to the first floor. Radiator. LVT flooring.

Kitchen

10'11" x 6'5" (3.33m x 1.96m)
UPVC double glazed window to the front elevation.

Fitted kitchen having a range of wall, base and drawer units. Laminate work surfaces. Stainless steel sink with a mixer tap and a drainer. Integrated fridge freezer. Built in electric oven. Built in four ring gas hob with an extractor hood over. Space and plumbing for a washing machine. Space and plumbing for a dishwasher. Hive heating system. Electric plinth heater. Newly installed boiler with a 10 year guarantee. Tiled flooring.

Living / Dining Room

13'6" x 15'7" (4.11m x 4.75m)
UPVC double glazed french doors to the rear elevation. Electric fire with a stone surround. Understairs storage cupboard. Two radiators. TV point. LVT flooring.

W.C.

UPVC double glazed window

to the side elevation.

Pedestal wash hand basin. Mid level w.c. Radiator. LVT flooring.

Stairs and Landing

Newly installed carpet. Radiator.

Bedroom Two

13'6" x 11' (4.11m x 3.35m)
Two UPVC double glazed windows to the rear elevation. Radiator. USB power sockets. Newly installed carpet.

Bedroom Three

9'1" x 13'6" (2.77m x 4.11m)
Two UPVC double glazed windows to the front elevation. Radiator. Newly installed carpets.

Family Bathroom

Three piece white family bathroom suite comprising of; a panel bath with a shower over, mid level w.c. and a pedestal wash hand basin. Partially tiled walls. Extractor fan. Power socket for a shaver. Radiator. Tiled flooring.

Stairs to the Second Floor and Landing

Velux roof light. Built in storage cupboard with power and lighting. Access to eaves storage.

Master Bedroom

11'9" x 10'2 (3.58m x 3.10m)
UPVC double glazed window to the front elevation. Built in wardrobes. Loft access. Radiator. Carpet.

En Suite

Velux roof light. Pedestal wash hand basin. Mid level w.c. Shower enclosure. Extractor fan. Recessed ceiling down lighters. Power socket for a shaver. Radiator. Tiled flooring.

Garage

Up and over garage door to the front elevation. Power and lighting.

Externally

Outside, to the front, there is a driveway providing off-road parking and access to the garage. To the rear is a south-facing garden featuring a porcelain-tiled patio and a lawn with slate borders. The garden is further enhanced by the inclusion of an outdoor tap, power sockets, and exterior lighting for added convenience.

Additional Information

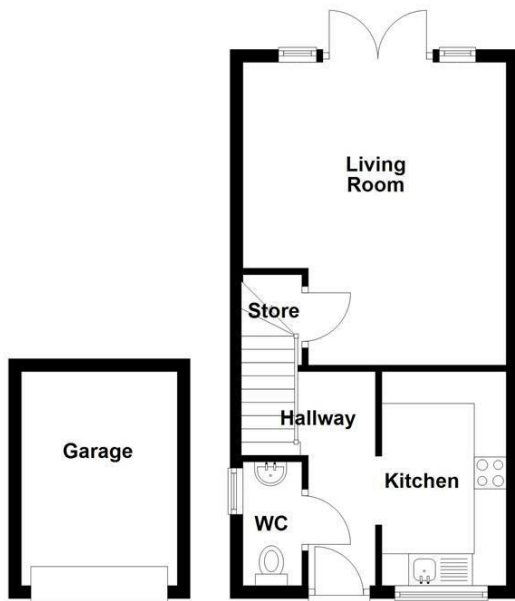
Freehold. Council Tax Band C.

Total Floor Area: 1001 Square Foot.

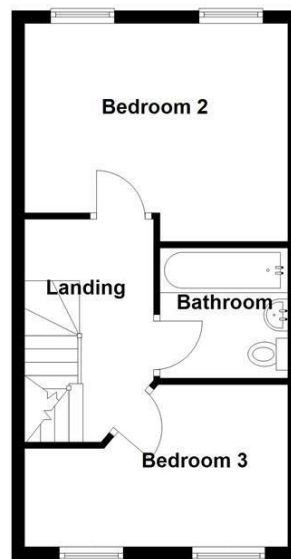
Disclaimer

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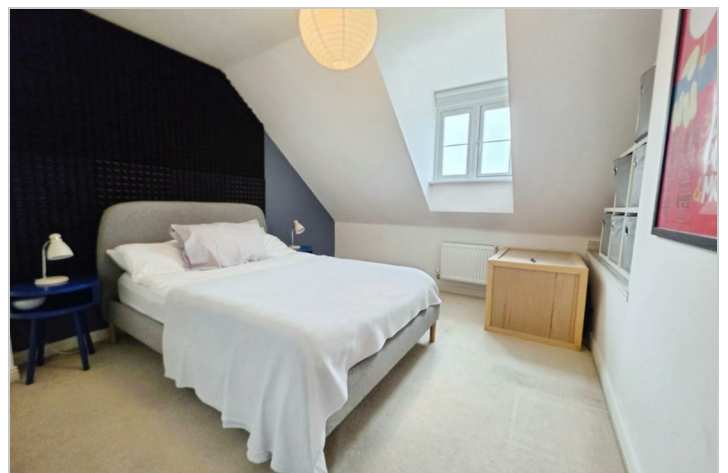
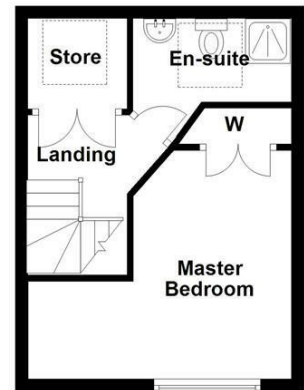
Ground Floor



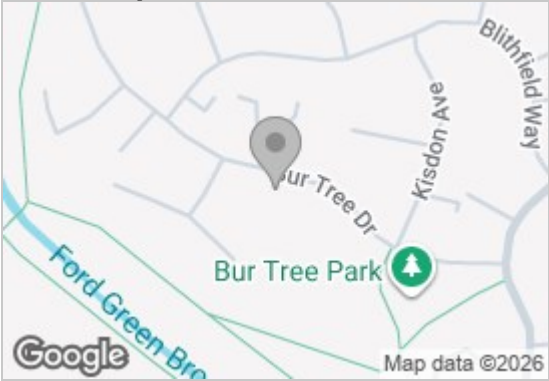
First Floor



Second Floor



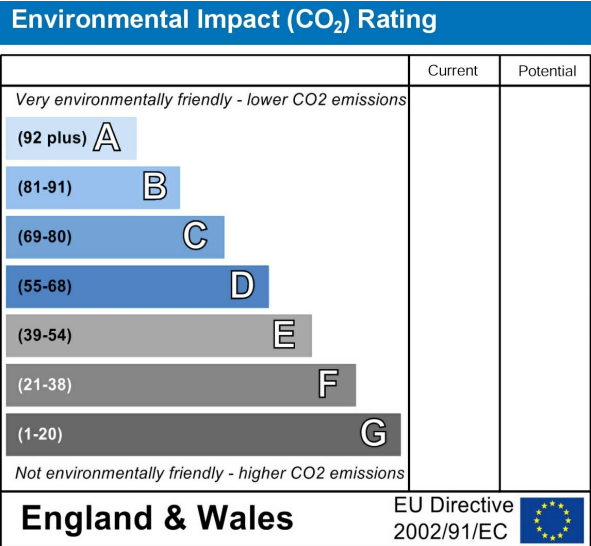
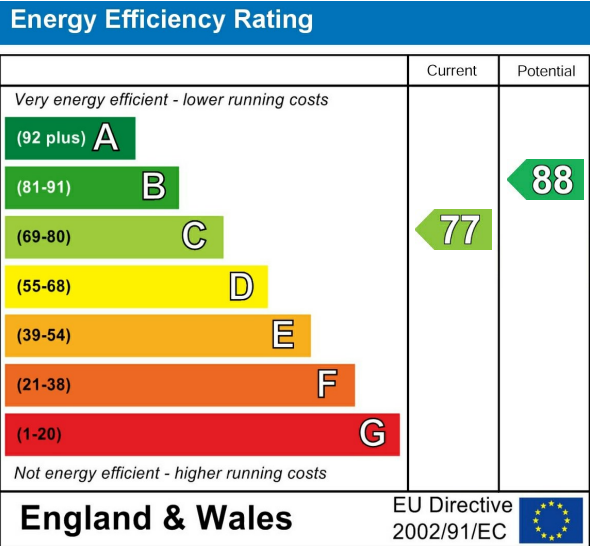
Road Map



Hybrid Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.