



## 16 Duke Bank Terrace

Norton Green, ST6 8NH

Offers in excess of £140,000



Carters are delighted to bring to market this beautifully presented traditional mid-terrace home, recently upgraded by the current owners, including a full rewire.

Upon entering, you are welcomed by a practical entrance porch — perfect for coats and shoes — which leads into a spacious living room featuring a charming bay window and a cosy gas fire, creating a warm and inviting atmosphere.

To the rear of the property is a generous dining room, ideal for entertaining, along with a well-appointed galley kitchen and a contemporary four-piece family bathroom suite, finished to a high standard.

Upstairs, the property boasts two exceptionally generous and beautifully presented bedrooms, with bedroom one benefiting from a fitted wardrobe. The home also enjoys far-reaching views over open countryside and surrounding fields, adding to its appeal.

Externally, to the rear, there is a courtyard area with an external tap, leading to the main garden which is predominantly laid to lawn. The garden also features a paved patio area — perfect for outdoor dining — along with a selection of seasonal plants and shrubs.

Further benefits include off-road parking for one vehicle.

This wonderful home offers a blend of traditional charm and modern upgrades, making it an ideal purchase for first-time buyers, downsizers or investors alike.

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## Entrance Porch

UPVC double glazed entrance door to the front elevation. UPVC double glazed windows to the side and front elevations. Quarry tiled flooring.

## Living Room

11'10" x 14'2" (3.61m x 4.32m)

Hardwood single glazed entrance door to the front elevation. UPVC double glazed bay window to the front elevation. Access to the stairs. Coving to the ceiling. Gas fire with an attractive surround. Radiator. TV point. Laminate flooring.

## Dining Room

11'11" x 11'5" (3.63m x 3.48m)

UPVC double glazed window to the rear elevation. Coving to the ceiling. Dado rail. Gas fire with stone surround and tiled hearth. Radiator. Laminate flooring.

## Kitchen

11'6" x 7'2" (3.51m x 2.18m)

UPVC double glazed window to the side elevation. Fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Space for an electric oven. Space for a fridge freezer. Space and plumbing for a washing machine. Space for a tumble dryer. Resin one and a half bowl sink. Partially tiled walls. Access to the loft space. Tiled flooring.

## Rear Hallway

UPVC double glazed entrance door to the side elevation. Built in storage cupboard. Tiled flooring.

## Bathroom

11'8" x 7'2" (3.56m x 2.18m)

Two UPVC double glazed windows to the side elevation. Four piece fitted bathroom suite comprising of; a panel bath, shower enclosure, a pedestal wash hand basin and low level w.c. Recessed ceiling down lighters. Radiator. Tiled walls. Tiled flooring.

## Stairs and Landing

Recessed ceiling down lighters. Laminate flooring.

## Bedroom One

11'11" x 11'6" (3.63m x 3.51m)

UPVC double glazed window to the rear elevation. Built in wardrobe. Laminate flooring.

## Bedroom Two

11'11" x 11'1" (3.63m x 3.38m)

UPVC double glazed window to the front elevation. Laminate flooring.

## Garage

Timber garage doors to the front elevation.

## Externally

To the rear of the property is a courtyard with an external tap,

leading to the main rear garden, which is predominantly laid to lawn and features a paved patio area along with a selection of seasonal plants and shrubs. The property also benefits from an off-road parking space for one vehicle.

## Additional Information

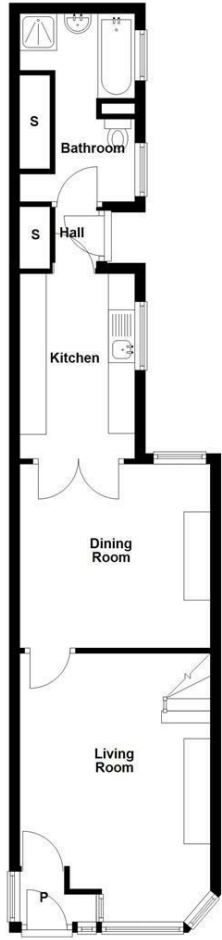
Freehold. Council Tax Band A.

Total Floor Area: 796 Square Foot / 74 Square Meters

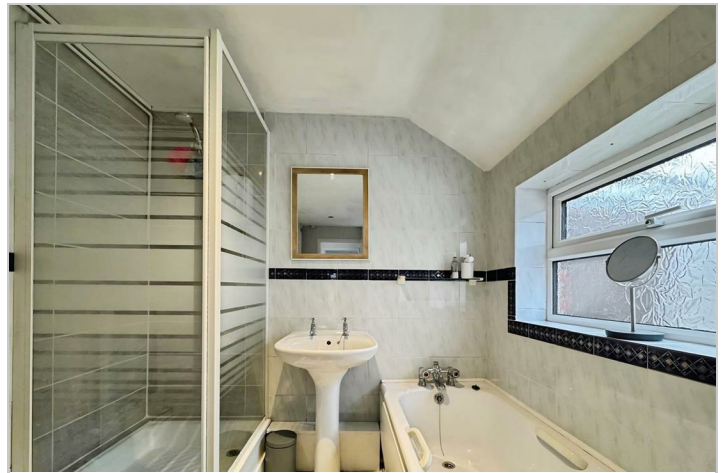
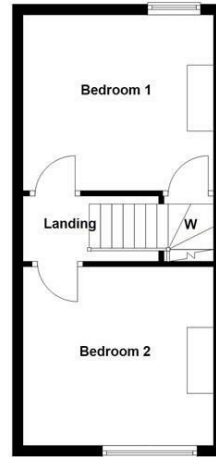
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Ground Floor



First Floor



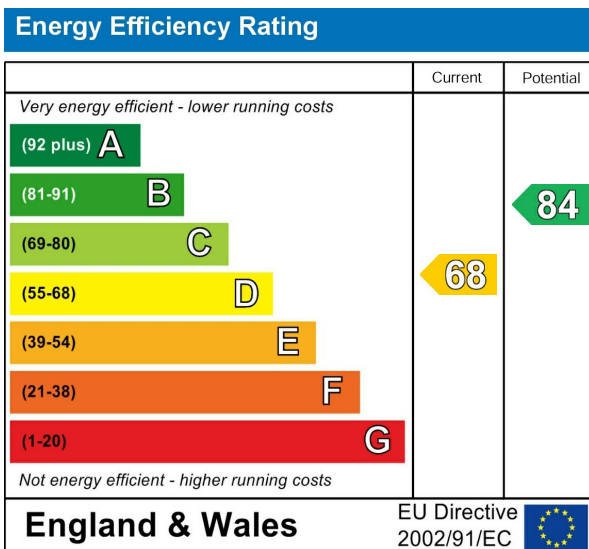
## Road Map



## 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.

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