



72 Caton Crescent

Norton, ST6 8XQ

Offers over £249,950



Immaculately Presented & Substantially Upgraded Two-Bedroom True Bungalow

Here at Carter's we are delighted to present this superb two-bedroom true bungalow, which has been comprehensively modernised by the current owners to an excellent standard throughout, offering a true turn-key opportunity.

The property has undergone extensive improvement works including external rendering, replacement windows, a newly fitted luxury bathroom, landscaped gardens, and the addition of an EV charging point.

Externally, the home enjoys excellent kerb appeal with a recently constructed front boundary wall, block-paved driveway, and gated archway providing privacy and security. The driveway continues along the side elevation, offering ample off-road parking and access to the rear.

To the rear is a private, low-maintenance garden featuring artificial lawn and a timber decking area, ideal for outdoor seating and entertaining. Further benefits include a detached garage and concealed workshop, providing excellent storage and versatility.

Internally, the accommodation comprises a contemporary fitted kitchen with high-gloss units, integrated appliances, and dining space, leading through to a bright and spacious living room with a feature media wall and inset electric fire.

There are two well-proportioned bedrooms situated to the rear, along with a stylish, newly fitted shower room with oversized corner shower, vanity basin, and contemporary matte black fittings.

Ideally located on the outskirts of Milton Village, the property is within easy reach of local shops, schools, parks, Whitfield Valley Nature Reserve, and excellent transport links via the A500.

Early viewing is highly recommended.

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Kitchen

12'4" x 10'10" (3.76m x 3.30m)
Composite double glazed entrance door to the side elevation. UPVC double glazed window to the side elevation. Two UPVC double glazed windows to the front elevation having remote control blinds.

Fitted kitchen with a range of wall, base and drawer units. Wood effect laminate work surfaces. Stainless steel sink with a mixer tap. Built in electric oven. Built in four ring electric hob. Built in extractor hood. Fridge freezer. Integrated washing machine. Integrated dishwasher. Recessed ceiling down lighters. Under counter lighting. Vinyl flooring.

Living Room

16'10" x 9'1" (5.13m x 2.77m)
Solid Walnut internal doors. UPVC double glazed window to the front elevation. Remote controlled ceiling fan light. Bespoke built in media wall having an inset electric fire and shelving with LED down lighters. Coving to the ceiling. Radiator.

Inner Hallway

Access to the loft space with a ladder. Built in storage cupboard.

Bedroom One

11'6" x 11'4" (3.51m x 3.45m)
UPVC double glazed window to the rear elevation with remote controlled electric blinds. Coving to the ceiling. Remote controlled ceiling fan light. Radiator.

Bedroom Two

10'2" x 9' (3.10m x 2.74m)
UPVC double glazed window to the rear elevation with remote controlled electric blinds. Remote controlled ceiling fan light. Radiator.

Bathroom

Two UPVC double glazed windows to the side elevation with privacy glass. Newly fitted luxurious three piece bathroom suite with matte black fixtures. Shower enclosure. Vanity basin unit with storage under. Mid level w.c. Recessed ceiling down lighters. Extractor fan. Fully tiled walls. Chrome heated towel rail. Vinyl flooring.

Garage

19'1 x 9'8" (5.82m x 2.95m)
Manual up and over garage door to the front elevation. Two UPVC double glazed windows to the side elevation. Power and lighting.

Workshop

8'9" x 5' (2.67m x 1.52m)
Separate storage space with a UPVC double glazed entrance door to the side elevation.

Externally

Externally, the property offers exceptional practicality, beginning with a generous block-paved driveway providing off-road parking for up to four vehicles. This is further enhanced by secure lockable side gates leading to additional parking for two more vehicles, making it ideal for households with multiple cars or visiting guests.

A dedicated electric vehicle charging point adds modern convenience and future-proofing.

To the rear, the property continues to impress with a recently landscaped garden designed for both style and low maintenance. It features a spacious block-paved patio, perfect for outdoor dining and entertaining, alongside a high-quality artificial lawn and an attractive timber decking area, creating versatile spaces to relax and enjoy throughout the year. An outside tap further adds to everyday practicality.

Additional Information

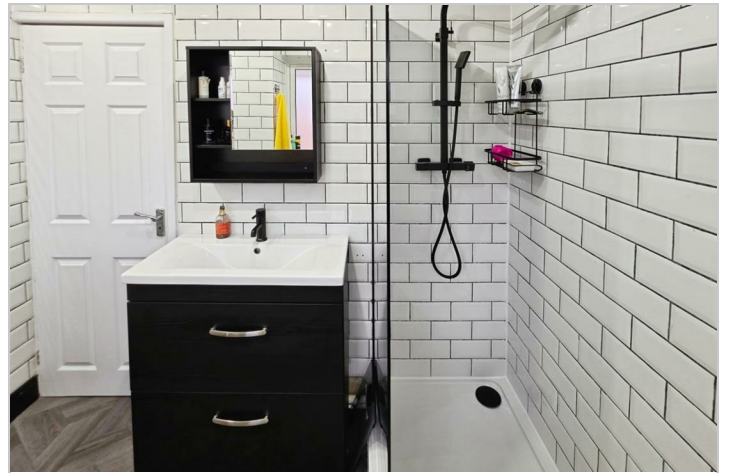
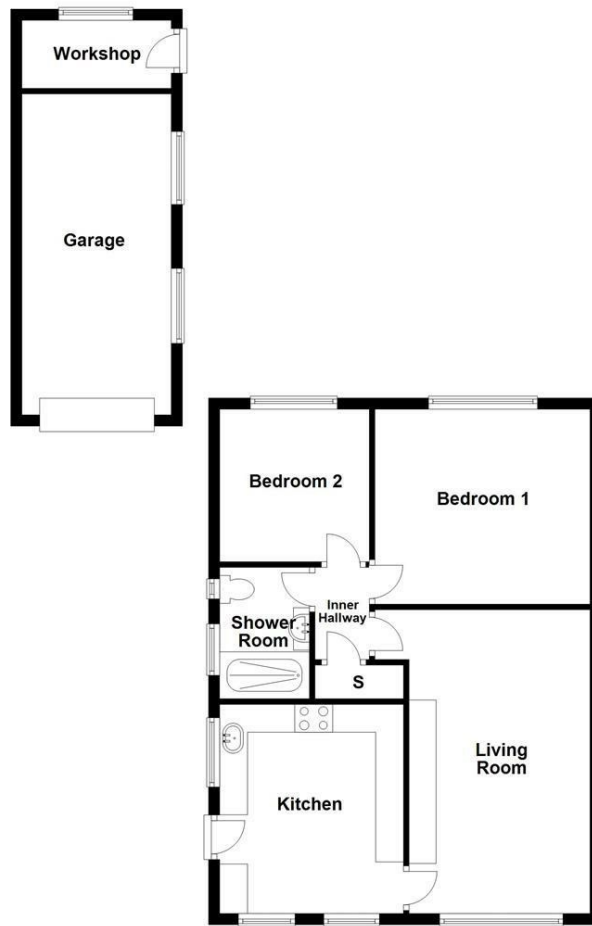
Total Floor Area: 602 Square Foot / 56 Square Meters.

Freehold. Council Tax Band C.

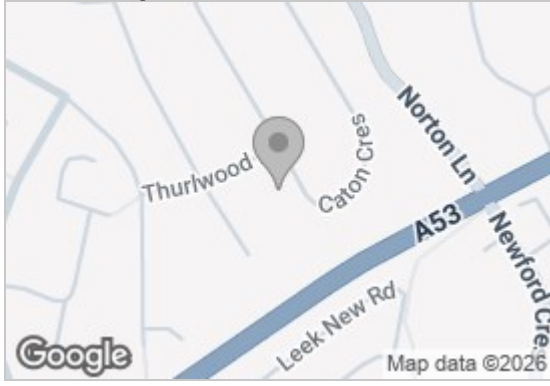
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Ground Floor




Road Map




Hybrid Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

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