



Little Ridings Lane
Norton Heath CM4 0FR
GUIDE PRICE £1,100,000 - £1,200,000

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Situated at the end of a small cul-de-sac is, this well presented and carefully maintained five bedroom detached home which offers generous living space.

The ground floor features a bright living room with inset wood burner and bi-folding doors opening onto the rear garden. A dedicated home office with built-in furniture provides an ideal workspace for those working remotely. The well equipped kitchen includes a Neff oven, full-length fridge and freezer, waste disposal unit, and a built-in wine cooler. The open plan design flows into the dining and family areas, with bi-folding doors leading to the garden. In addition, the ground floor offers, an additional reception room, utility, WC and access to the double garage via the kitchen.

Upstairs, the galleried landing provides access to five bedrooms. The principal bedroom benefits from a walk-in wardrobe and en-suite bathroom. The second bedroom also includes an en-suite shower room and fitted wardrobes, while the fifth bedroom is currently used as a dressing room. A family bathroom with both a bath and shower completes the first floor.

Externally, the property occupies a generous plot with a lawned frontage and a paved double driveway leading to a double garage with power, lighting, and an electric up-and-over door. The rear garden features a lawn, patio, raised flower beds and a covered seating area ideal for outdoor use.

Council Tax Band: G

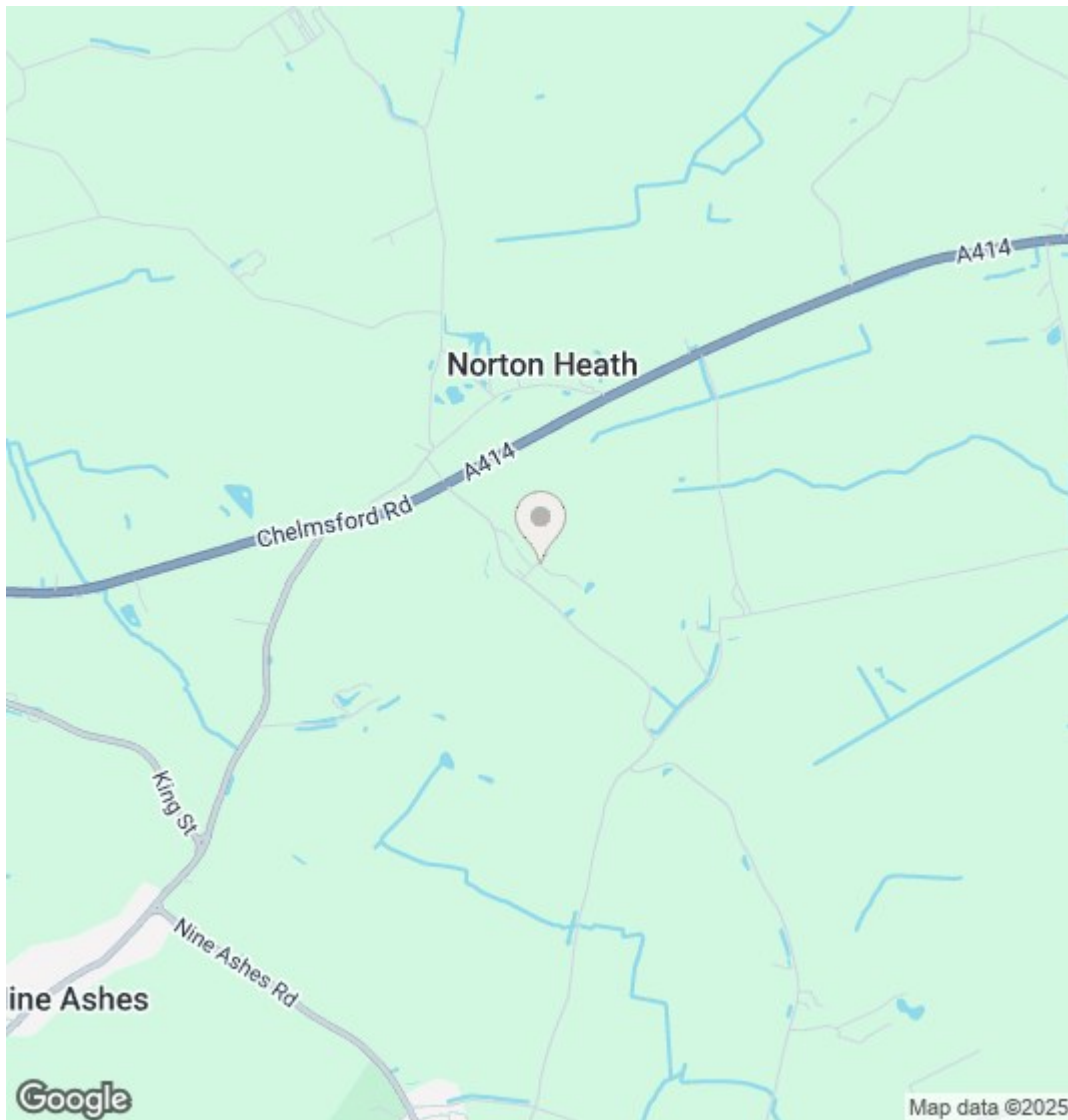












Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		92		(92 plus) A	
(81-91) B	87			(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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