



Fulmar Drive ,Norton Canes, WS11 9AY

Offers in the Region Of £310,000

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Welcome to Fulmar Drive, an immaculately presented, meticulously finished and considerably upgraded example of a three bedroom detached property in the sought after Norton Canes area.

An internal inspection reveals a welcoming entrance hall, bright and spacious reception room, stunning high specification kitchen diner, separate utility room and completing the ground floor is the guest W/C.

Stairs lead to the first floor where the property boasts three generous bedrooms with an impressive master suite having a dressing area and en suite shower room, the first floor also has an upgraded family bathroom.

Outside is a well manicured and privately enclosed rear garden that is south facing and also has useful side access. Parking is to the side of the home and can easily fit multiple vehicles, there is also the addition of the large single garage.

Nearby amenities include highly regarded schools, local shops and easily accessible transport links.

Upgrades on the property include; a high spec kitchen with quartz work surfaces, integrated dishwasher, fridge freezer and washer/drier. There is brand new flooring throughout the property, shutter blinds on the ground floor at a cost of £3500. Upstairs the master bedroom has fitted wardrobes and the family bathroom is tiled and has an overhead shower.

Occupying an enviable plot and way in excess of £10,000 worth of upgrades this really is a flawless example of a detached family home.







Property Specification

SPACIOUS FAMILY HOME
NO ONWARD CHAIN
THREE GENEROUS BEDROOMS
CONSIDERABLY UPDGRADED THROUGHOUT
STUNNING KITCHEN DINER

Hallway

Living Room 18' 5" x 10' 2" (5.61m x 3.10m)

Kitchen Diner 18' 5" x 9' 4" (5.61m x 2.84m)

Utility Room

W/C

Landing

Bedroom One 18' 4" x 10' 4" (5.58m x 3.15m)

En Suite

Bedroom Two 10' 7" x 9' 1" (3.22m x 2.77m)

Bedroom Three 7' 6" x 9' 2" (2.28m x 2.79m)

Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: D
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 1385.7 sq. feet

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

