

bp4972



16 Norton Village  
Norton Runcorn  
WA7 6PZ  
Excellent 5 Bed Executive  
Detached House

Independent Family Owned Estate Agents  
T: 01928 576368 E: Terry@bests.co.uk  
[www.bests.co.uk](http://www.bests.co.uk)

**£500,000**

**Viewing Advised**

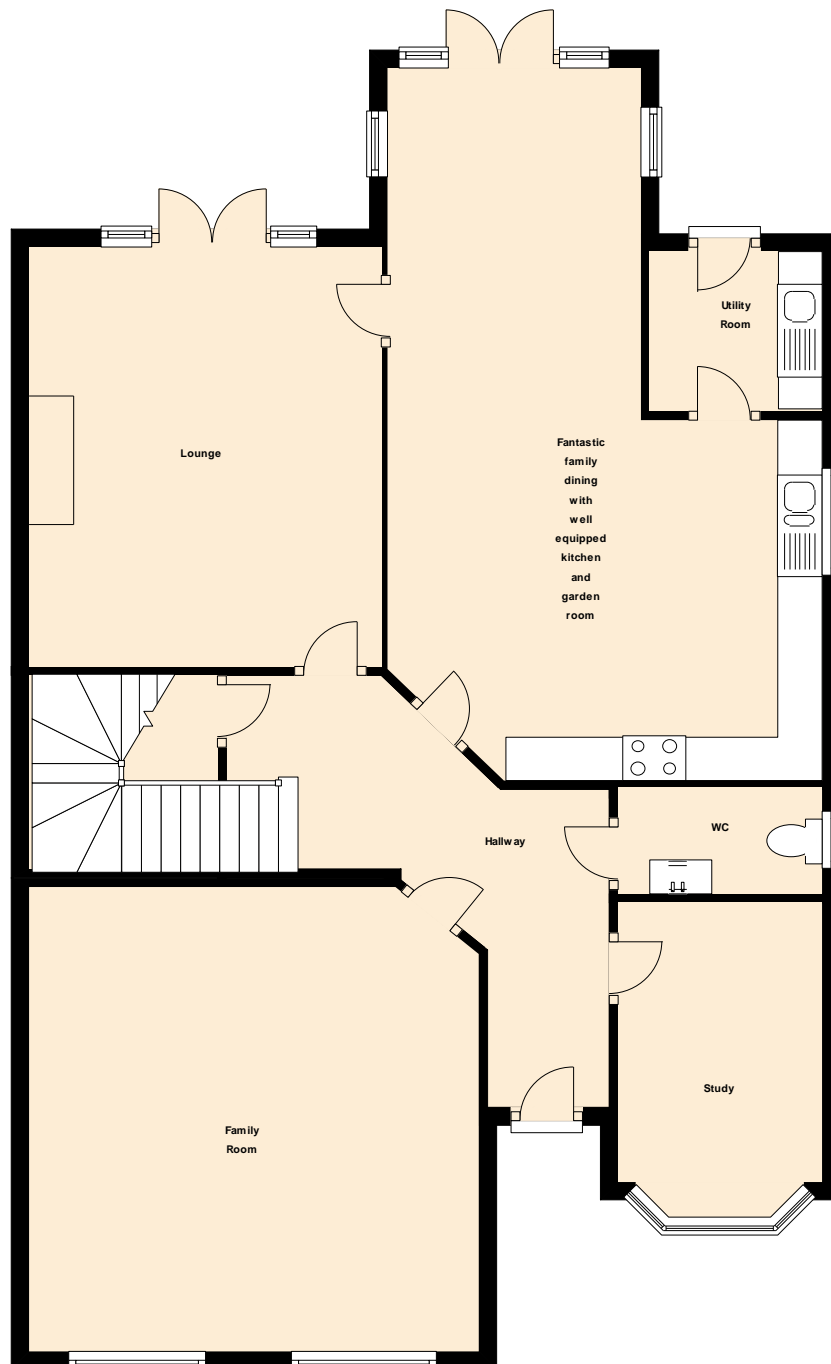




## 16 Norton Village, Norton, Runcorn, Cheshire, WA7 6PZ

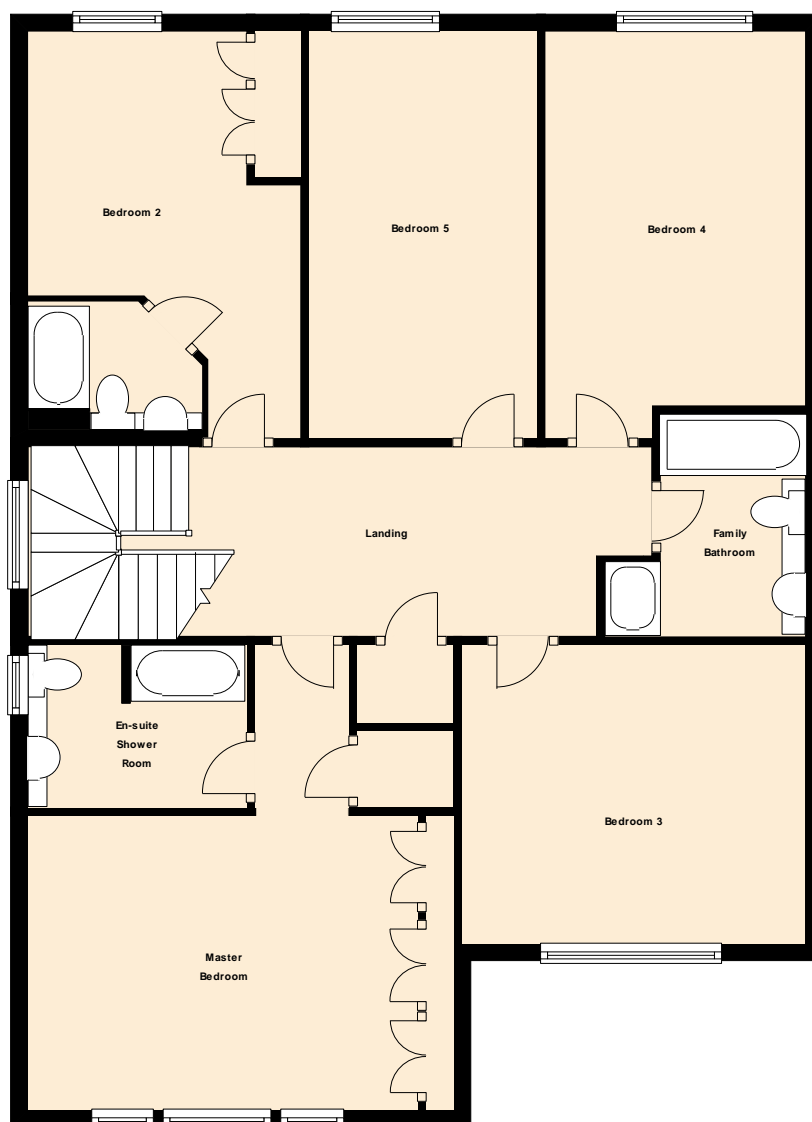
Bests are delighted to have been appointed in the sale of this truly stunning, executive five bedroom detached family residence which forms part of an exclusive gated development of just six high caliber properties constructed in 2007. Located within the very heart of Norton Village, a highly respected and sought after area of Runcorn. Upon closer inspection viewers will find extensive modern family living accommodation of generous proportion (226 sq mt, source EPC) with high specification throughout including multi media facilities. The original double garage has been professionally converted into a splendid family/entertaining room in addition to the formal lounge. The main hub of the property is, without doubt, the superb dining kitchen with impressive range of units and most appealing orangery area which adds a very pleasant aspect to this delightful property. There are five bedrooms, two with en-suite, and the master with superb vaulted ceiling. The property offers versatile accommodation and would appeal to the most discerning purchasers and perhaps those seeking to merge generations. Viewing of this executive family home really is a must. EPC C

Ground Floor



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First Floor



**Please Note:** The above floor plan is to assist you when viewing the property to highlight windows, radiators, power points and so on free standing furniture/effects shown are simply for illustrative purposes only. It does not reflect a true and accurate or precise layout and is not to scale, and must not be relied upon for carpets and furnishings. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All sizes are approximate. Any references contained in these sales particulars to central heating systems, built-in appliances, mechanical or electrical/alarm systems are made on the assumption that they are in working order, unless otherwise stated. We are not qualified to confirm the ability of such items or systems, purchasers should establish this before exchange of contracts. Interior photographs may have been taken using the latest digital cameras and lenses resulting in slight curvature and greater sense of space, these photographs are to be used as a guide only. Quoted Council Tax Banding information is obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 21/04/2021 19:05:54 The content of these sales details are the copyright of Bests Estate Agents.

**The property comprises in more detail as follows;**

### **Entrance**

Recessed entrance with double glazed front door opens to : A welcoming spacious hallway, wood effect laminate flooring, double panel radiator, large under stairs storage cupboard, one double power point.

### **Ground Floor Cloaks**

Low level WC, circular wash hand basin, high neck mixer tap over, tiled flooring, PVC double glazed window to side elevation, fitted mini ceiling down lighters, single panel radiator.

### **Study 7' 6" x 11' 10" into bay window (2.28m x 3.60m)**

PVC double glazed window to front elevation, wood effect laminate flooring, single panel radiator, two double power points, telephone extension point.

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**Formal Lounge 15' 6" x 13' 7" (4.72m x 4.14m)**

PVC double glazed French door to rear elevation, wood effect laminate flooring, ceiling mounted media speakers, large double panel radiator, living flame coal effect gas fire standing on decorative hearth and back with mood lighting, three double power points, tv aerial point, network connection point.



**Second Lounge/Family Room (Former Garage) 17' 0" x 16' 7" (5.18m x 5.05m)**

Wood effect laminate flooring, double panel radiator, two PVC double glazed windows to front elevation, four double power points.

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**Kitchen/Breakfast Room 26' 1" x 15' 9" (7.94m x 4.80m) narrowing to 9'3"**

Kitchen area has a range of fitted base and wall units having Granite working surfaces, inset one-half bowl stainless steel sink, high neck mixer tap over, four burner gas hob, filter hood above, high line double electric oven, integrated fridge/freezer and dishwasher, under counter lighting, mini ceiling down lighters, ceiling mounted media speakers, tiled flooring, double panel radiator, four double, one single power points. Breakfast Area having tiled flooring, double panel radiator, two double glazed windows to side elevation, PVC double glazed French doors to rear elevation. Unique glass roof section which floods the room with light, ceiling mounted media speakers, mini ceiling down lighters.



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#### **Utility Room 5' 10" x 6' 0" (1.78m x 1.83m)**

Having fitted base and wall units comprising: Single drainer stainless steel sink high neck mixer tap over, plumbing and drainage for automatic washing machine, tiled flooring, single panel radiator, two double power points, fitted extractor fan double glazed entrance door to rear elevation.

#### **First Floor Landing**

Stairs from hall to first floor landing with wood finished banister's, wood effect flooring, PVC double glazed window to side elevation, loft access with pull down ladder, one double power point, single panel radiator, built-in boiler cupboard housing gas central heating boiler.

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### **Bedroom One Front 16' 11" x 11' 4" (5.15m x 3.45m)**

Upon entering this stunning bedroom you have immediate access to the en suite shower room and a built in storage cupboard. Stepping down to main bedroom area which has semi vaulted ceiling with ceiling mounted media speakers, single panel radiator, three PVC windows to front elevation, extensive built-in fitted wardrobes, four double power points, tv aerial point.



### **En-suite**

Having low level WC, wash hand basin, mixer tap over, vanity storage below, fitted wall mirror & shaver point, heated towel rail, PVC window to side elevation. Fully tiled oversized walk in shower enclosure with mixer shower attachment, fitted ceiling media speakers, extractor fan, mini ceiling down lighters, tiled flooring.

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**Bedroom Two Rear 15' 10" max x 10' 11" (4.82m x 3.32m)**

PVC double glazed window to rear elevation, single panel radiator, built-in wardrobes, three double power points, network connection point, tv aerial point.



**En-suite**

Having a fully tiled oversized shower enclosure with mixer shower attachment, low level WC, wash hand basin, mixer tap over, mini ceiling down lighters, extractor fan, tiled flooring, heated towel rail, shaver point.

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**Bedroom Three Front 12' 7" x 11' 5" (3.83m x 3.48m)**

PVC double glazed window to front elevation, single panel radiator, three double power points.



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#### **Bedroom Four Rear 15' 10" x 9' 9" (4.82m x 2.97m)**

PVC double glazed window to rear elevation, single panel radiator, three double power points, tv aerial point.



#### **Bedroom Five Rear 15' 9" x 8' 9" (4.80m x 2.66m)**

PVC double glazed window to rear elevation, single panel radiator, three double power points.



#### **Family Bathroom**

Having a white three-piece suite comprising: Panel bath with mixer tap/shower attachment over, low level WC, wash hand basin mixer tap over, vanity storage beneath. Integrated TV screen, fully tiled walk-in shower enclosure, mixer shower attachment, heated towel rail, fitted wall mirror, shaver point, extractor fan, tiled

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flooring. PVC double glazed window to side elevation, mini ceiling down lighters, ceiling mounted media speakers.



### **Externally**

The property forms part of an exclusive development with automatic gated entrance providing access to three properties. Fronted by a lawned garden with mature borders, a block paved drive provides off road parking.

To the rear there is a very well maintain extensive garden with block paved patio area with wall mounted retractable sun blind, a further wood decked patio area is situated to the lower section of the garden which enjoys a private wooded aspect and is not directly overlooked.



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### **Directions**

From our High St office, leave Old town via Delph bridge, taking the 2nd turning left onto the A533 expressway. Continue to follow signs for Manor Park, turning left at the mini roundabout, at the 3rd roundabout turn left onto Windmill Hill Ave East. Continue along, take the right turning into Norton Lane then first right into Norton Village. The property can be found on the righthand side.

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### Useful Information About This Property:

- EXECUTIVE FAMILY RESIDENCE
- SECLUDED SETTING WITH GATED SECURITY ACCESS
- HIGH SPECIFICATION THROUGHOUT WITH MULTI MEDIA FACILITIES
- SOUGHT AFTER LOCATION
- PRIVATE MATURE REAR GARDEN
- NOT OVERLOOKED
- SEMI VAULTED CEILING TO MASTER SUITE
- Council Tax Band: F

### MONEY LAUNDERING REGULATIONS

#### **Can I see your passport/driving licence or utility bill please?**

European Money Laundering Regulations now specifically require all Estate Agents to verify the identity of their customers. You will be required to produce two of the above forms of ID in order to proceed with the purchase of a property and to comply with current regulations.

#### **Need A Mortgage?**

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#### **Want To Know More Or Want A Viewing?**

**Sales lines open:**

Monday to Friday

9:00am | 5:30pm

Saturday

9:30am | 2:00pm

After Hours Answer Phone

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