



30 NORFOLK ROAD,
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GOODMAN
& LILLEY



A THREE-BEDROOM DETACHED HOME AT THE END OF A QUIET CUL-DE-SAC IN SOUGHT-AFTER BRAMPTON WAY. JUST A SHORT STROLL FROM THE HIGH STREET, WITH DRIVEWAY PARKING, A GOOD-SIZED GARDEN, AND BAGS OF POTENTIAL TO MODERNISE AND ADD VALUE!

A detached three-bedroom property located at the end of a peaceful cul-de-sac within the ever-popular Brampton Way development. While the home is in need of modernisation, it offers fantastic potential to create a personalised family space. Benefits include driveway parking, a generously sized rear garden, and a convenient location within walking distance of the High Street and its range of shops, cafes, and amenities. An ideal opportunity for those looking to add value in a sought-after area.

Accommodation comprising

Entrance

A bright entrance hall with stairs rising to the first floor and doors leading to the living room, kitchen/diner, downstairs WC, and a convenient walk-in shower room—which could easily be repurposed as a utility room if desired.

Living Room

A great-sized lounge with a large front-facing window that floods the room with natural light, creating a bright and welcoming living space.

Kitchen/Diner

The kitchen and diner have been knocked together to create a spacious, generously sized kitchen-dining room, ideal for entertaining. A door and window overlook and provide access to the lean-to conservatory.

Lean-To Conservatory

The lean-to conservatory is in need of an upgrade and offers doors to both the side driveway and garage, as well as the rear garden.

Wetroom

The ground floor wetroom is fitted with a fully sealed floor and retractable panels. This space would make a great utility or storage room.

WC

Two-piece suite comprising a low-level WC and pedestal sink.

First Floor Landing

The first-floor landing has a window to the side aspect and doors leading to all bedrooms, the bathroom, and a hatch providing access to the loft.

Bedroom One

A fantastic-sized double bedroom with two windows to the front aspect and a range of built-in wardrobes. Many houses of this design have added an en-suite to this room, subject to necessary checks and approvals.

Bedroom Two

A generously sized double bedroom with a window to the rear aspect and a built-in cupboard.

Bedroom Three

A generously sized bedroom, ideal as a single bedroom, child’s room, or study, with a window to the rear overlooking the garden.

Bathroom

Bathroom with a three-piece suite comprising a panel bath, low-level WC, and pedestal sink. Window to the side aspect.

Garden

A mature garden mainly laid to lawn with established shrub borders. A courtesy door provides access to the garage.

Garage

A single garage with up and over door and courtesy door into the garden. Driveway parking for at least three leading to the garage.

- Detached Family Home
- In Need Of Cosmetic Improvement
- Kitchen/Diner
- Cul-De-Sac Location
- Viewing Highly Advised

- Three Bedrooms
- Garage & Driveway
- Level Approach To High Street
- Popular Location

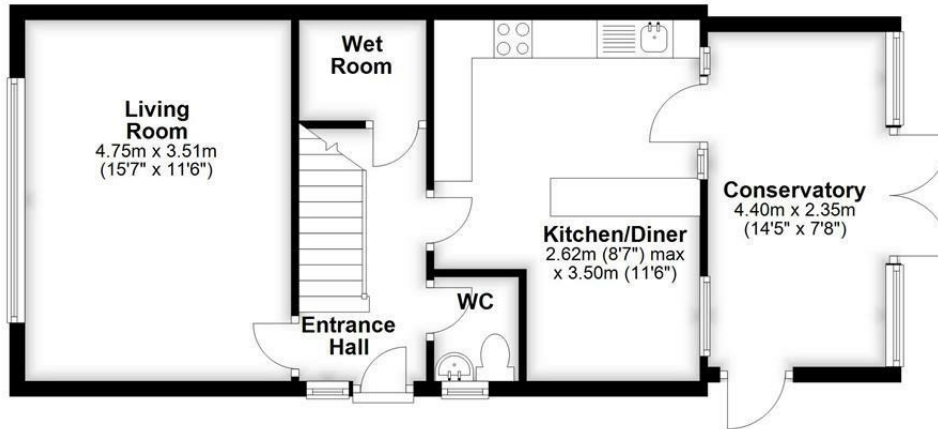


GUIDE PRICE £375,000



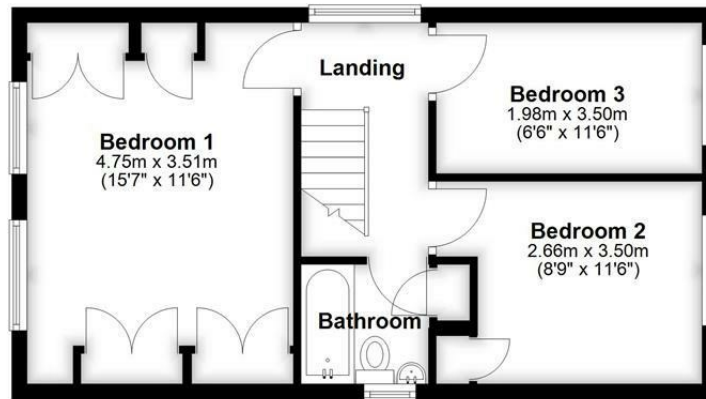
Ground Floor

Approx. 46.4 sq. metres (499.8 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.5 sq. feet)



Total area: approx. 88.6 sq. metres (953.3 sq. feet)

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