



12 Offas Green, Norton, Presteigne, Powys LD8 2NX

Spacious Detached 3 Bed Bungalow in Elevated Rural Position

Asking Price £310,000



**12 Offas Green
Norton
Presteigne
Powys
LD8 2NX
Asking Price £310,000**

- Set in an Elevated and Tranquil Position on the Fringe of the Village of Norton Surrounded by Beautiful Rural Border Countryside
- A Well Presented Detached Bungalow Offering Three Bedroomed Accommodation with En-Suite Facilities to the Master Bedroom
- The Bungalow Also Benefits From Family Living Room, Separate Dining Room, Modern Fitted Kitchen and Conservatory Addition to the Rear
- Ample Driveway Parking, Detached Double Garage and Spacious Front and Rear Gardens with Rural Views over the Neighbouring Properties.

LOCATION

Offas Green is set on the Welsh Borders, on the fringe of the pretty rural village of Norton which is set midway between the towns of Knighton and Presteigne. The village itself has a strong community feel with the market town of Presteigne only two miles south where a good range of amenities can be found and also hosts a number of festivals throughout the year. The town of Knighton also provides a good range of amenities but also benefits from a train station with a Heart of Wales line running through to Swansea.

BRIEF DESCRIPTION

This well-presented detached bungalow commands an elevated position on a peaceful select development on the fringe of the village and benefits from being fully double glazed and gas centrally heated. A pathway from the driveway leads to the front door which open to a good sized 'L' shaped reception hallway. A door from the hallway leads through to the spacious family living room with double glazed window to the front elevation and forming a lovely feature to the room is the attractive fireplace with inset gas fire. An archway leading through to the separate dining room with door through to the kitchen and patio door leading through to the large conservatory addition to the rear which looks out over the lovely mature and private gardens to the rear.

The kitchen offers a good range of matching base and wall cupboards with electric hob with extractor hood above and separate electric oven and grill and easy high and integrated fridge freezer. There is planned space and plumbing for washing machine and a return door to the reception hallway.

All three bedrooms lead off the reception hallway with the master bedroom benefiting from an en-suite wet room with a separate well fitted family bathroom.

Outside the property benefits from ample driveway parking which leads onto an excellent detached double garage 19'8 x 17'0 (5.99m x 5.18m) with two up and over doors to the front. The property benefits from a pleasant front garden and delightfully enclosed rear garden including a pleasant patio seating area, lawned areas and mature floral and shrub borders, trees and pergola feature. There is a productive vegetable garden area with raised beds, green house and garden shed.

SERVICES

Mains Electricity, Gas, Water & Drainage.
Telephone (Subject to B.T. Regulations)
Gas Fired Centrally Heated

OUTGOINGS

Council Tax Band: F

LOCAL AUTHORITY

Powys County Council. Telephone 01597 826000

VIEWINGS

Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600

DIRECTIONS

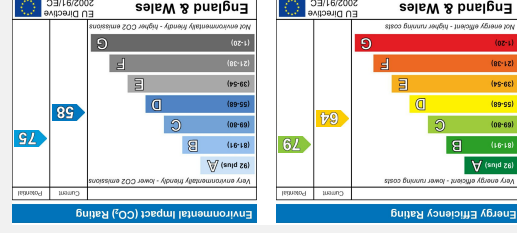
From Presteigne take the B4355 road to Knighton. Proceed through the village of Norton and the entrance to Offas Green will be seen on the left hand side as you leave the village.

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for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by



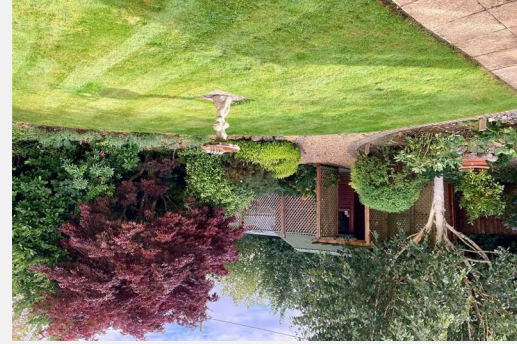




- ROOM MEASUREMENTS**
- LIVING ROOM - 15'0 x 14'6 (4.57m x 4.42m)
 - DINING ROOM - 9'9 x 9'3 (2.97m x 2.82m)
 - KITCHEN - 9'11 x 9'3 (3.02m x 2.82m)
 - CONSERVATORY - 14'10 x 9'0 (4.52m x 2.74m)
 - BEDROOM 1 - 13'1 x 11'7 (3.99m x 3.53m)
 - BEDROOM 2 - 12'6 x 9'9 (3.81m x 2.97m)
 - BEDROOM 3/STUDY - 9'3 x 8'6 (2.82m x 2.59m)

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

inspection or otherwise as to the correctness of each of the statements contained in these particulars.



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