



4 bed semi-detached house to buy in TS20

Countisbury Road, Norton,
Stockton-on-Tees, Durham, TS20 1PZ

£395,000

🛏 x4 🪑 x4 🚿 x3

Tenure

Freehold

Property features

- ✓ EPC RATING C
- ✓ OPEN-PLAN FAMILY LIVING
- ✓ THREE EN-SUITE DOUBLE
- ✓ LOFT ROOM
- ✓ EPC Rating C

Driveway parking

Garden

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Description

Step inside and prepare to be amazed by the exemplary accommodation on offer having been diligently extended and thoughtfully remodelled to provide expansive living space adapted for modern family requirements and coupled with a landscaped 160ft wildlife rear garden!

Rare to the market and situated in one of Teesside's most aspired locations, just off Junction Road and moments from Norton Village, this impressive family home must be viewed at the earliest opportunity with the accommodation very briefly comprising; Entrance Porch and open-plan Reception Hallway, bay-fronted Living Room with feature panelling, 24' open-plan Kitchen/Dining/Family Room with vaulted ceiling flowing through to an additional Family Snug and separate spacious Conservatory enjoying panoramic views over the leafy rear garden. For functionality, a large Utility Room is also provided with a walk-in Pantry and separate ground floor Shower Room.

Leading upstairs to the first floor, a half galleried Landing features bespoke library shelving and a cosy window seat whilst also providing access to three double Bedrooms which are all fitted with individual En-Suite Shower/Bathrooms, whilst the Master also offers the exclusivity of a fully fitted walk-through Dressing Room. From a turned fixed staircase, the second floor can be accessed where a carefully planned loft conversion provides additional habitable accommodation with twin rear aspect skylights enjoying far-reaching views towards the Cleveland Hills.

Stepping outside, the gardens have been expertly landscaped to provide a triple-width driveway to the front, before leading through a side gate to the inspiring rear garden offering a unique haven for both wildlife and families alike. Tucked away behind a privacy hedge, the garden extends and is ideal for entertaining featuring an outdoor Kitchen and 4m Cabin with triple aspect sliding doors as well as twin potting sheds, greenhouses and raised beds for home-grown produce.

One not to be missed by any family seeking modern and abundant space and a sought-after Norton location.

Council Tax Band: D

Tenure: Freehold

Price: £395,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Construction materials: Brick and block

Heating: Gas

Electric: National Grid

Water: Direct mains water

GROUND FLOOR

Porch & Reception Hallway

Living Room

3.91m x 3.58m (12'9" x 11'8")

Utility Room with Pantry

4.93m x 2.39m (16'2" x 7'10")

Shower Room

Open-Plan Kitchen

7.32m x 7.16m (24'0" x 23'5")

Dining Area

Family Snug

Conservatory

5.18m x 4.90m (16'11" x 16'0")

FIRST FLOOR

Landing



Master Bedroom

3.91m x 3.40m (12'9" x 11'1")

Dressing Room

En-Suite Bathroom



Bedroom Two

3.61m x 2.46m (11'10" x 8'0")

En-Suite Shower Room

Bedroom Three

3.25m x 2.54m (10'7" x 8'4")

En-Suite Shower

SECOND FLOOR

Craft/Hobby Room

6.17m x 3.91m (20'2" x 12'9")

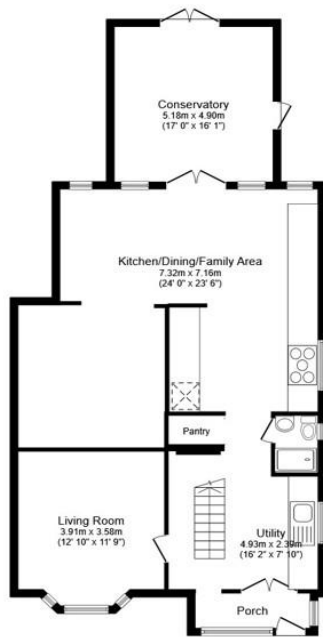
EXTERNALLY

Triple-Width Driveway



Rear Garden





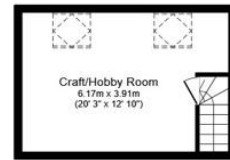
Ground Floor

Floor area 110.8 m² (1,192 sq.ft.)



First Floor

Floor area 65.2 m² (702 sq.ft.)



Second Floor

Floor area 21.7 m² (234 sq.ft.)

TOTAL: 197.8 m² (2,129 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 83 |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Countisbury Road, Norton, Stockton-on-Tees, Durham, TS20 1PZ

Contact your local branch today for more information on this property:

126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211, admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

