



## 4 bed detached house to buy in

Lapwing Lane, Norton, Stockton-on-Tees,  
Durham, TS20 1LX

# £375,000

🏠 x4 🚗 x1 🚲 x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ POPULAR RESIDENTIAL AREA
- ✓ FAMILY SIZED HOME
- ✓ SUPERB PRESENTATION
- ✓ MODERN KITCHEN
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Occupying a fantastic position within this highly regarded Crooksbarne development in Norton, this impressive family home is a sure-fire winner for buyers seeking a true turnkey property, ready to enjoy from day one. Ideally located, Crooksbarne Primary School is just a short stroll away, while the picturesque village green and the historic, tree-lined Norton High Street—with its wide range of amenities—can be found slightly further afield.

The accommodation is immaculately presented throughout and is approached via an attractive block-paved frontage providing access to the integral garage. Upon entering, the welcoming hallway offers a useful cloakroom/W.C., access to the utility room and garage, and stairs leading to the first floor. The dual-aspect living room is bright and inviting, enhanced by a feature fireplace, while a separate dining room opens seamlessly into the garden room. This flows around into the well-appointed kitchen, fitted with an excellent range of units, integral appliances, striking work surfaces with inset sink, and a practical breakfast bar—ideal for both everyday living and entertaining.

To the first floor, the landing provides loft access and leads to four generously proportioned bedrooms, all capable of accommodating double beds. Completing the internal accommodation is the stylish family bathroom, featuring a contemporary three-piece suite alongside a separate shower cubicle, adding a touch of everyday luxury.

Externally, the west-facing rear garden has been thoughtfully designed for year-round enjoyment. A covered composite decking area sits directly off the garden room, perfect for outdoor seating in all seasons, complemented by a patio area and neatly bordered lawn. Early viewing is strongly recommended to fully appreciate the quality, space, and superb location on offer.

Council Tax Band: E

Tenure: Freehold

Price: £375,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Accommodation

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### Living Room

6.06m x 3.59m (19'10" x 11'9")



### Dining Room

3.17m x 2.79m (10'4" x 9'1")



### Hall



### Kitchen

5.12m x 2.79m (16'9" x 9'1")



### Garden room

6.07m x 1.98m (19'10" x 6'5")



## Bedroom 1

3.65m x 3.49m (11'11" x 11'5")



## Bedroom 2

3.34m x 2.94m (10'11" x 9'7")



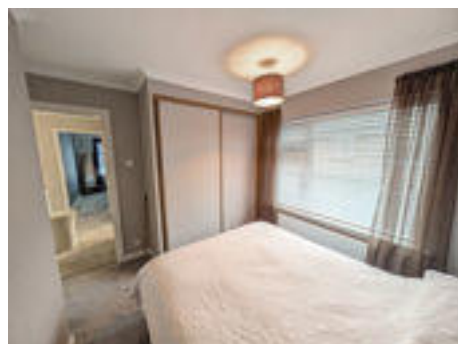
## Bedroom 3

3.34m x 2.99m (10'11" x 9'9")



## Bedroom 4

3.18m x 2.51m (10'5" x 8'2")



## Bathroom

2.31m x 1.96m (7'6" x 6'5")



## Rear Garden

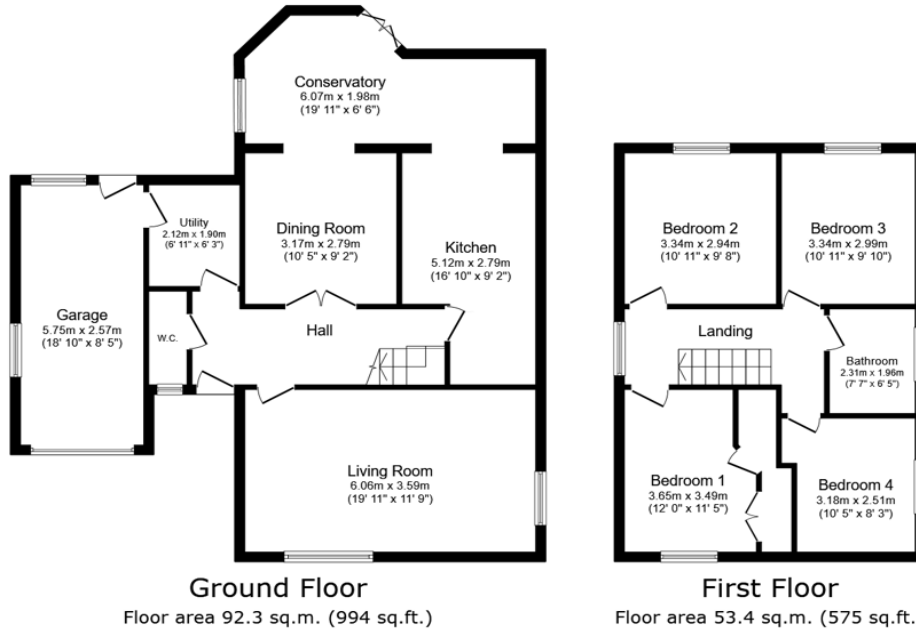


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## Covered seating area



4 Lapwing Lane, Norton, TS20 1LX



Total floor area: 145.7 sq.m. (1,569 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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