



## Fairview Gardens, Norton, TS20 1UA

Welcome to this stunning four bedroom detached ex-show home located on a large corner plot in the highly sought after development of Harper's Green in Norton. This property, complete with a detached garage, is sure to invite many buyers.

As you enter, you are greeted by a spacious and inviting hallway with a cloakroom that provides access to the lounge with a large bay window, a study, a dining room with French doors that lead to the rear garden, and a kitchen. The kitchen is equipped with a range of high gloss fitted units including a breakfast bar and integrated appliances, such as a Neff double oven, gas hob, fridge/freezer, and dishwasher. Adjacent to the kitchen is a utility room with plumbing for a washing machine and dryer. A convenient downstairs toilet completes the downstairs living space.

The first floor comprises four bedrooms. The master bedroom features an ensuite and fitted wardrobes, while the second bedroom also offers fitted wardrobes. Additionally, there is a family bathroom with a shower over the bath on this floor. This property also enjoys gas central heating, with a boiler installed in 2020, double glazing throughout, and a new front door.

The exterior of the property is equally impressive. The front garden is a large, well maintained lawn attractively enhanced with mature shrubs and bushes. The rear garden features a lawn and a patio area that enjoys a sunny aspect, providing the perfect space for outdoor relaxation. The detached single garage, which benefits from an electrical power supply, is conveniently located to the side of the property and can be accessed from the rear garden.

Conveniently situated near to good schools, shops, transporter links via the A19 and with Norton High Street which hosts an array of facilities including, cocktail bars, eateries, shops and the charming Norton duck pond, just a short distance away, early viewing is highly recommended.

£295,000



# Fairview Gardens, Norton, TS20 1UA

HALL

LOUNGE

11'3 x 13'9 (3.43m x 4.19m)

DINING ROOM

11'1 x 11'6 (3.38m x 3.51m)

KITCHEN

10'11 x 11'5 (3.33m x 3.48m)

UTILITY

6'10 x 5'8 (2.08m x 1.73m)

STUDY

8'4 x 8'0 (2.54m x 2.44m)

W/C

4'8 x 2'11 (1.42m x 0.89m)

LANDING

MASTER BEDROOM

12'2 x 11'6 (3.71m x 3.51m)

EN-SUITE

6'10 x 5'8 (2.08m x 1.73m)

BEDROOM TWO

11'6 x 11'10 (3.51m x 3.61m)

BEDROOM THREE

11'3 x 8'0 (3.43m x 2.44m)

BEDROOM FOUR

11'4 x 7'9 (3.45m x 2.36m)

BATHROOM

7'3 x 5'8 (2.21m x 1.73m)





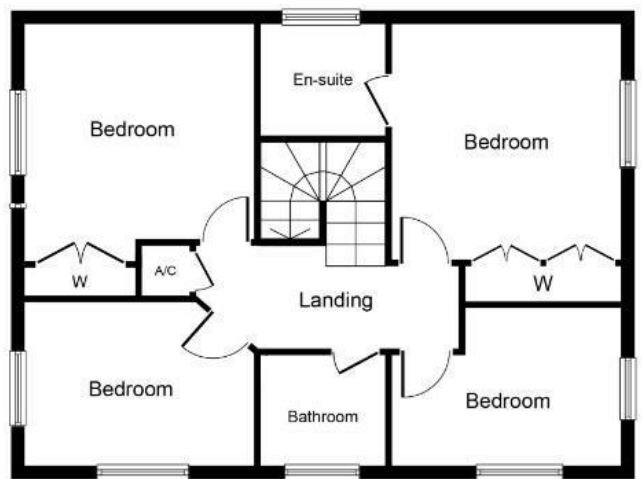
# Fairview Gardens, Norton, TS20 1UA



# Fairview Gardens, Norton, TS20 1UA

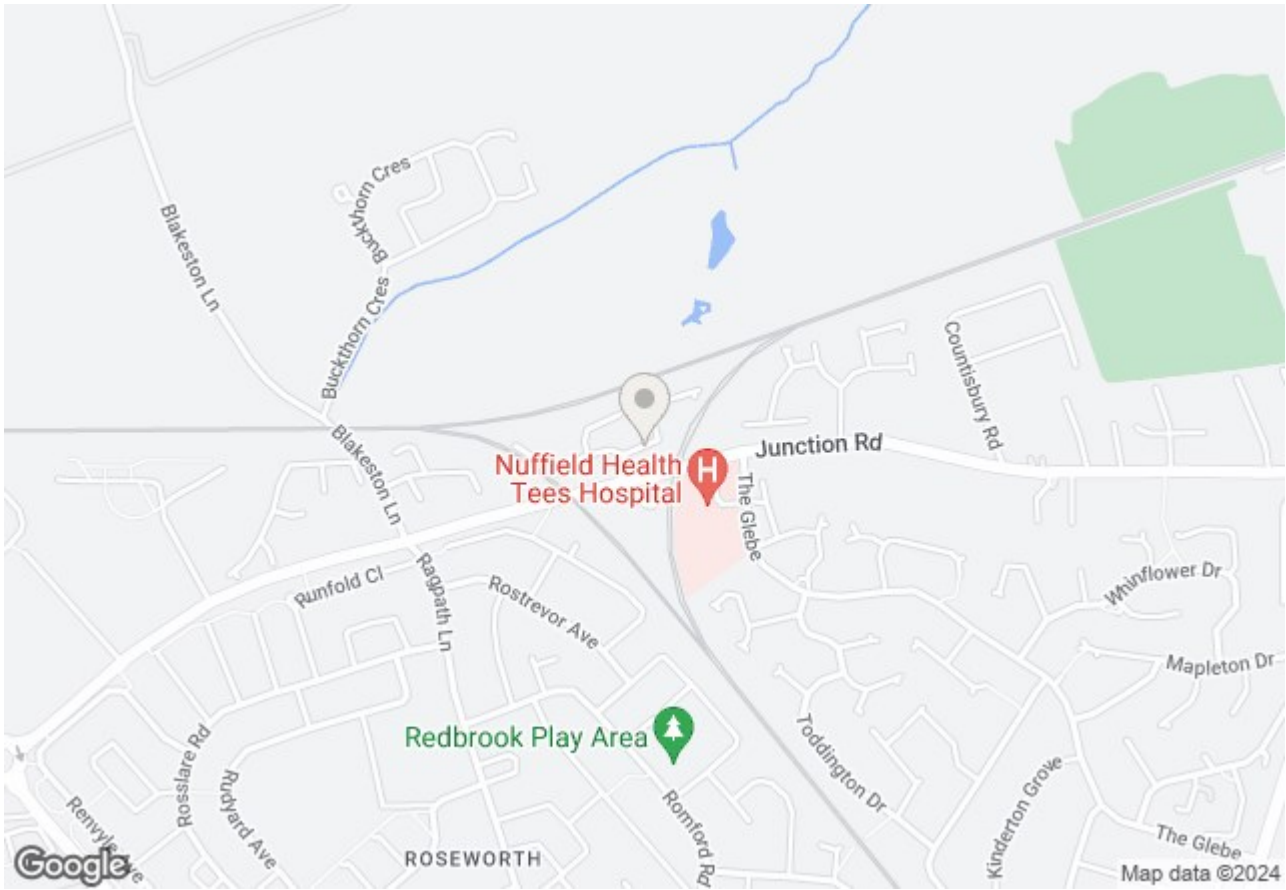


Ground Floor



First Floor

Fairview Gardens, Norton, TS20 1UA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>73</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**VIEWING**

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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.

17 Bishop Street, Stockton on Tees, TS18 1SY  
 stockton@gowlandwhite.co.uk