



## Fritillary Place, Norton, Stockton-On-Tees, TS21 3LZ

Nestled in an exclusive cul-de-sac location on the popular Elms development is this beautiful five bedroom detached townhouse with a detached double garage and a south-west facing garden.

Situated on a spacious corner plot, overlooking fields and a play park, this property is the perfect family home. Set over three floors, the welcoming hallway leads to the lounge with French doors opening to the rear garden. The beautifully fitted kitchen/dining room features granite worktops, high gloss units, and integrated appliances such as double ovens, a 5-ring gas hob, and a dishwasher. This modern, stylish kitchen is a true highlight of the home. The utility room provides matching units for extra storage and plumbing for a washing machine and additional appliance. A family snug and a convenient downstairs toilet complete the downstairs living space.

The second floor offers peace and tranquillity with views from the master bedroom, which includes a dressing room with fitted wardrobes and an en-suite shower room. On the first floor are four further good sized bedrooms, with the second bedroom offering fitted wardrobes and an en-suite shower room. The family bathroom, featuring a shower over the bath, completes the living space.

Externally, the front of the property enjoys a neat lawned garden and a large driveway offering off-road parking for multiple vehicles leading to the detached double garage with an electric power supply. The rear features a generous south-west facing lawned garden with bamboo planters and Italian porcelain patio areas that enjoy the sunny aspect.

This property is an exceptional find in a sought-after location, perfect for families looking for a modern and spacious home in a peaceful location but with the convenience of easy access to high performing schools and amenities in nearby Norton with its array of shops, cafes and restaurants.

£360,000



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HALL

LOUNGE

14'9 x 10'11 (4.50m x 3.33m)

SNUG

10'11 x 9'3 (3.33m x 2.82m)

KITCHEN/DINING ROOM

24'3 x 11'3 (7.39m x 3.43m)

UTILITY

5'5 x 5'0 (1.65m x 1.52m)

W/C

5'4 x 2'11 (1.63m x 0.89m)

LANDING

BEDROOM ONE

15'2 x 11'1 (4.62m x 3.38m)

DRESSING ROOM

8'9 x 9'3 (2.67m x 2.82m)

EN-SUITE

6'0 x 8'8 (1.83m x 2.64m)

BEDROOM TWO

11'1 x 11'0 (3.38m x 3.35m)

EN-SUITE 2

6'10 x 5'2 (2.08m x 1.57m)

BEDROOM THREE

11'6 x 10'3 (3.51m x 3.12m)

BEDROOM FOUR

13'11 x 8'8 (4.24m x 2.64m)

BEDROOM FIVE

9'7 x 10'1 (2.92m x 3.07m)

BATHROOM

6'11 x 6'10 (2.11m x 2.08m)



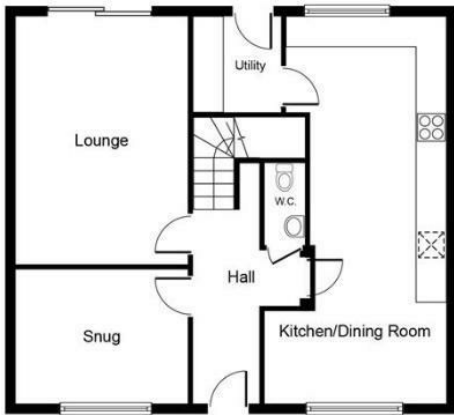
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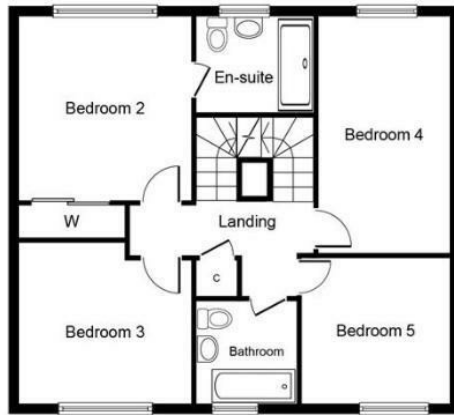
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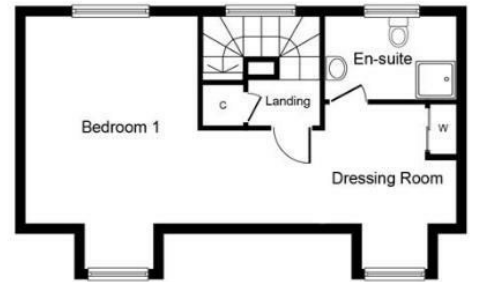
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Ground Floor



First Floor

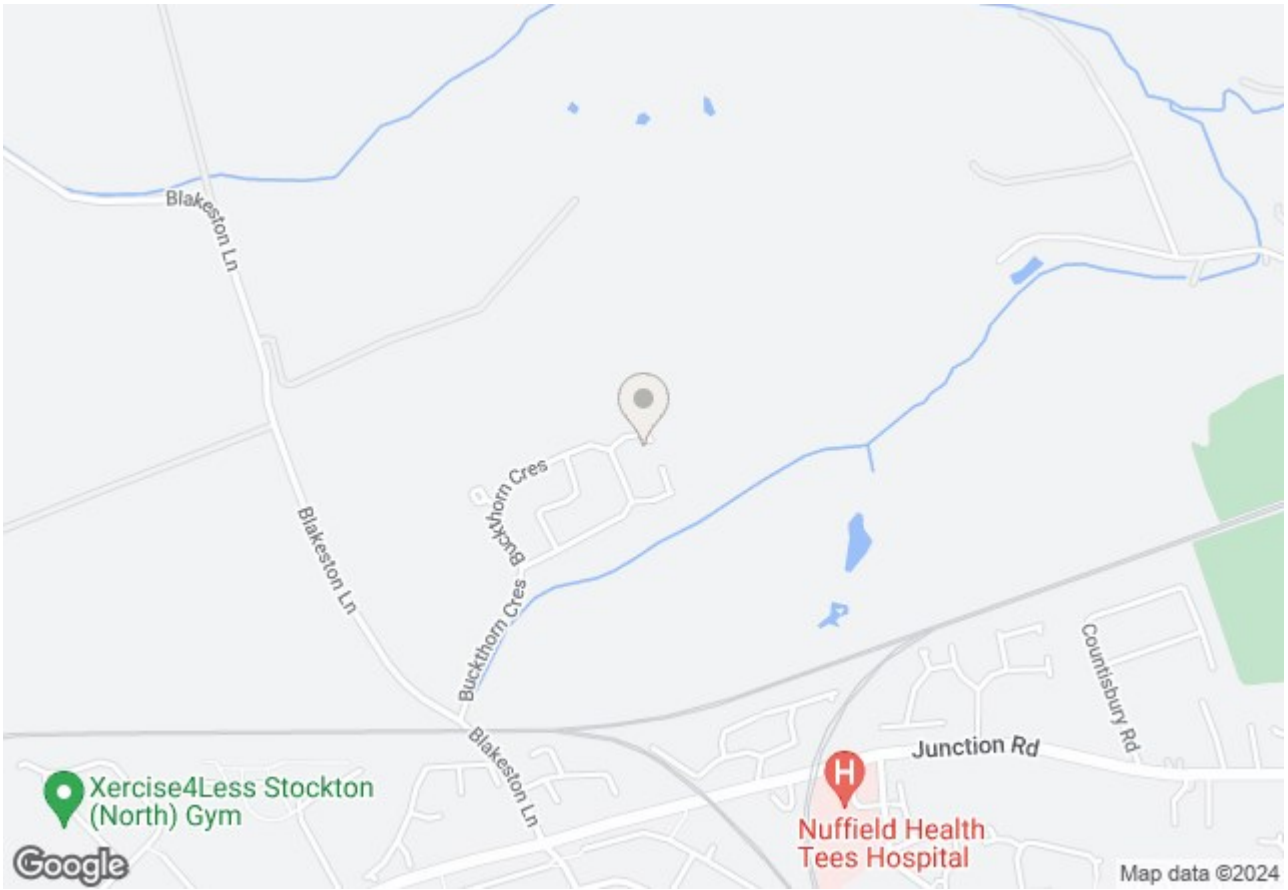


Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## 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>80</b>	<b>88</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.

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