



Junction Road
Norton, Stockton-on-Tees

Offers Over £420,000
ENERGY RATING: D-67

A superb 1930's detached family home that has been significantly extended and is located on this highly desirable road in Norton. Set well back from the road with a long driveway providing parking for a number of vehicles, the accommodation comprises; spacious entrance hall, lounge and dining rooms with bay windows, very large kitchen/family room with bi-folding doors opening to the garden, utility room and a cloaks/WC complete the ground floor. To the first floor is a very large main bedroom with Juliet balcony overlooking the garden and an en-suite shower room, three further double bedrooms and an excellent family bathroom. There is a lawned garden to the front with gravelled and block paved driveway, to the rear is a large enclosed garden, mostly lawn with patio, summerhouse and brick outhouse/workshop. Offered with full vacant possession and no onward chain. Energy Rating: D-67. Council Tax Band: F (£3,540.57).



- Superb 1930's Detached Home • Two Story Rear Extension • Four Double Bedrooms • Two Reception Rooms

Entrance Hall

UPVC entrance door with feature leaded light and UPVC double glazed leaded lights to the sides and above. Side aspect UPVC double glazed window, staircase to first floor, wood panelling to walls, coving and a modern column radiator.

Cloaks/WC

Side aspect UPVC double glazed window, vanity unit housing was basin, low level WC, tiled splashbacks, tiled floor, extractor fan, two storage cupboards and a radiator.

Lounge

5.55m x 4.23m (18'2" x 13'10")

Front aspect UPVC double glazed bay window with leaded lights and two side aspect UPVC double glazed windows. Feature fireplace with marble hearth. Coving, ceiling rose and a modern column radiator.

Dining Room

4.23m x 4.96m (13'10" x 16'3")

Side aspect UPVC double glazed bay window, coving, modern column radiator and double doors leading to:

Kitchen/Family Room

4.63m x 7.50m (15'2" x 24'7")

Rear aspect Bi-folding doors opening to the garden. A range of base & wall units with wooden worksurfaces and tiled splashbacks incorporating 1½ bowl stainless steel sink & mixer tap, gas range cooker with stainless steel extractor hood over. Breakfast bar, tiled flooring, spot lights and two radiators.

Utility Room

2.10m x 3.16m (6'10" x 10'4")

Side aspect UPVC double glazed window, base & wall units with wooden worksurfaces and tiled splashbacks incorporating stainless steel sink & mixer tap, space & plumbing for washing machine, space for fridge/freezer and a tiled floor.

First Floor Landing

Side aspect UPVC double glazed window.



- Large 24 ft. Kitchen/Family Room • Long Drive, Large Gardens & Workshop • Energy Rating: D-67 • Council Tax Band: F 3,540.57pa



Bedroom One

4.64m x 5.73m (15'2" x 18'9")

Rear aspect UPVC double glazed French with Juliet balcony overlooking the garden, storage cupboard and a radiator.

En-Suite Shower Room

2.79m x 1.65m (9'1" x 5'4")

Side aspect UPVC double glazed window, walk-in double shower with thermostatic mixer shower, vanity unit housing wash basin & low level WC, fully tiled walls & floor, extractor fan and a chrome heated towel rail.

Bedroom Two

4.56m x 4.24m (14'11" x 13'10")

Front aspect UPVC double glazed window with stained glass leaded lights and a radiator.



Bedroom Three

4.24m x 3.26m (13'10" x 10'8")

Two side aspect UPVC double glazed windows and a radiator.

Bedroom Four

4.71m x 2.65m (15'5" x 8'8")

Front aspect UPVC double glazed window with stained glass leaded lights and a radiator.

Family Bathroom

3.07m x 3.14m (10'0" x 10'3")

Side aspect UPVC double glazed window, freestanding clawfoot slipper bath, large walk-in shower with thermostatic mixer shower, vanity unit housing wash basin and a low level WC. Part tiled walls, tiled floor, modern radiator and access to the loft.



Externally

The front garden sets the house well back from the road with a generous lawn and a long, gravelled & block paved driveway providing parking for a number of vehicles. To the rear is a large enclosed garden, mostly lawned with patio, summerhouse and a brick built outhouse/workshop with timber double doors, a single timber door with power & water supply.

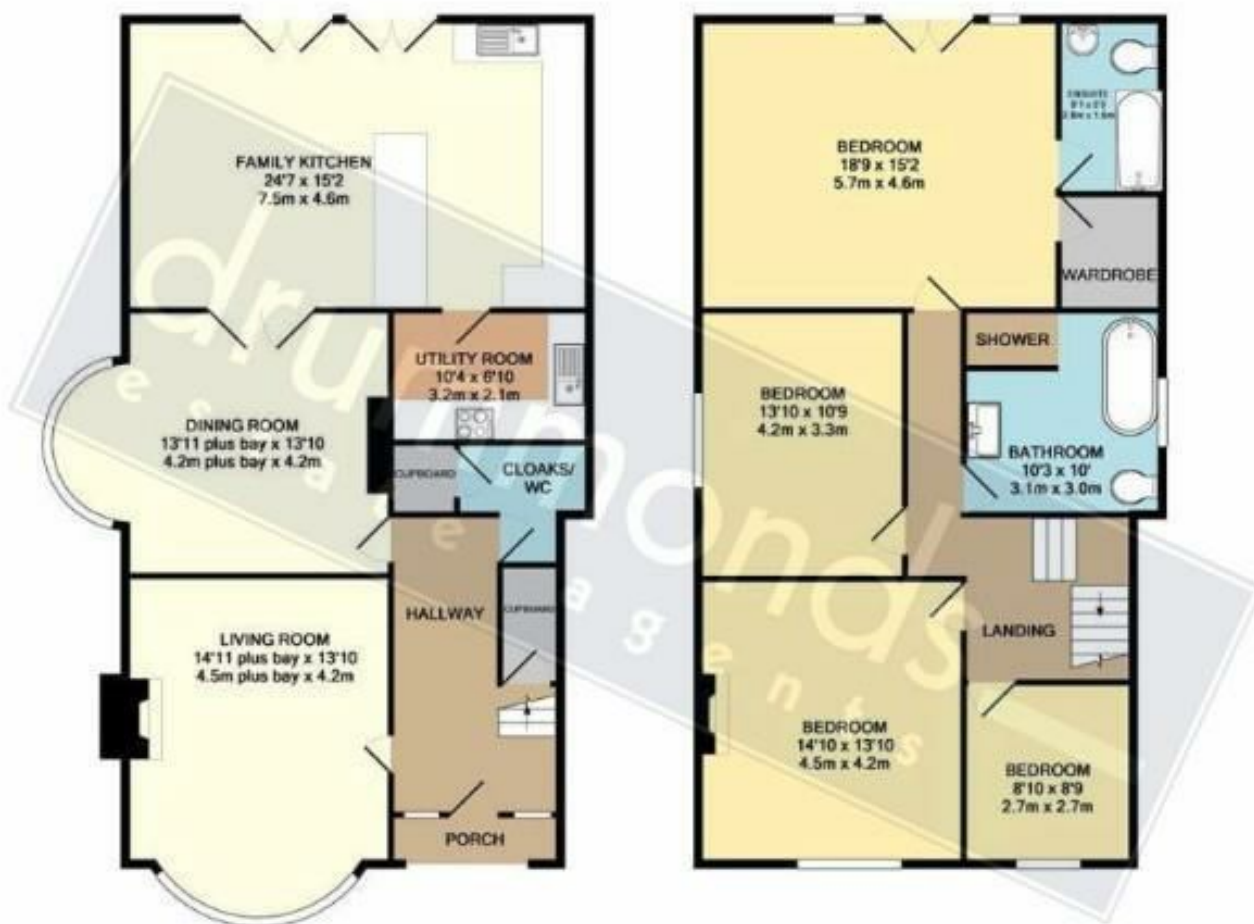




Additional Information

Local Authority - Stockton-on-Tees
Council Tax - Band F
Viewings - By Appointment Only

Floor Area - 2170.00 sq ft
Tenure - Freehold



GROUND FLOOR

FIRST FLOOR

MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Billingham Sales
63 Queensway
Billingham
TS23 2LU

01642530919
info@drummondstates.co.uk
www.drummondstates.co.uk

drummonds
estate agents