



Junction Road
Norton, Stockton-On-Tees

Offers Over £495,000

Energy Rating: C-72

A modern executive detached family home in highly sought after location set in large private gardens. Built in 2019, accessed by a long private block paved driveway and boasting two large reception rooms, a 23 ft. kitchen dining room and four double bedrooms. The spacious and versatile living accommodation also provides; a family bathroom, en-suite shower room, ground floor shower room/WC and utility room. There is an extensive block paved private driveway providing parking for a number of vehicles and a detached brick built garage. There is a large and private lawned garden to the rear with two wooden summerhouses. Offered with full vacant possession and no onward chain. Energy Rating: C-72. Council Tax Band: F (£3,374.22).



- Modern Executive Detached Home • Four Double Bedrooms • Two Reception Rooms • Spacious Kitchen/Dining Room & Utility

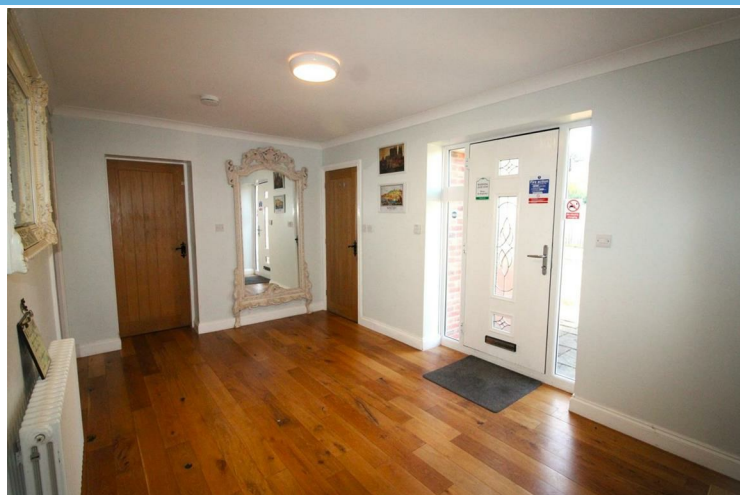
Entrance Hall

Composite entrance door with feature leaded light and UPVC double glazed side panels. Glass staircase to first floor, wooden flooring, coving and a modern column radiator.

Reception Room One

7.53m x 5.76m (max.) (24'8" x 18'10" (max.))

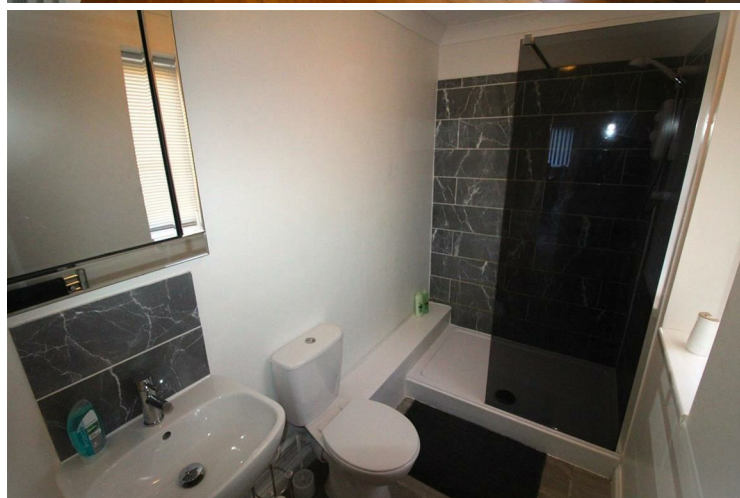
Front & rear aspect UPVC double glazed windows and rear aspect UPVC double glazed French doors opening to the garden. Wooden flooring to dining area, understair storage cupboard and two radiators.



Reception Room Two

5.59m x 5.54m (18'4" x 18'2")

Front aspect UPVC double glazed window, laminate flooring, coving, radiator, storage/utilities cupboard and a rear hall with UPVC external door.



Kitchen/Dining Room

5.36m x 7.04m (17'7" x 23'1")

Rear aspect UPVC double glazed window and French doors opening to the garden. A range of wooden base & wall units and matching island with granite worksurfaces and tiled splashbacks incorporating 1½ bowl stainless steel sink & mixer tap, gas hob with extractor hood over, two built-in ovens and integrated fridge and freezer. Tiled floor, coving, spot lights and a radiator.

Utility Room

4.37m x 2.28m (14'4" x 7'5")

Rear aspect UPVC double glazed window & door opening to the garden. Wooden base & wall units with granite worksurfaces and tiled splashbacks incorporating a stainless steel sink & mixer tap, space & plumbing for washing machine, tiled floor and a radiator.



Shower Room/WC

Side aspect UPVC double glazed window, walk-in double shower with electric shower, pedestal was basin, low level WC, tiled splashbacks, tiled floor, extractor fan, coving and a chrome heated towel rail.

First Floor Landing

Two double storage cupboards.



- Large Private Garden with 2 Summerhouses • Extensive Block Paved Drive & Garage • Energy Rating: C-72 • Council Tax Band: F (£3,374.22)



Bedroom One

6.63m x 4.60m (max.) (21'9" x 15'1" (max.))

Front aspect UPVC double glazed window and a radiator.

En-Suite Shower Room

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

Side aspect UPVC double glazed velux window, walk-in double shower with thermostatic mixer shower, vanity unit housing wash basin, low level WC, part tiled walls, tiled floor, extractor fan and a radiator.



Bedroom Two

7.23m x 3.87m (23'8" x 12'8")

Front & rear aspect UPVC double glazed windows and two radiators.

Bedroom Three

4.60m x 4.60m (15'1" x 15'1")

Three aspect UPVC double glazed window and a radiator.



Bedroom Four

2.82m x 2.66m (9'3" x 8'8")

Front aspect UPVC double glazed window and a radiator.

Family Bathroom

3.15m x 3.70m (10'4" x 12'1")

Rear aspect UPVC double glazed window, freestanding clawfoot rolltop bath, wooden vanity unit with granite top & tiled splashback housing wash basin, low level WC. Tiled floor, extractor fan and a radiator.



Externally

There is a long private block paved driveway providing access to the property and parking for a large number of vehicles with a detached brick garage. To the rear is a very large and private garden, mostly lawned and lined with mature trees, patio and two large wooden summerhouses.







GROUND FLOOR



FIRST FLOOR

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

Additional Information

- Local Authority** - Stockton-on-Tees
- Council Tax** - Band F
- Viewings** - By Appointment
- Floor Area** - 2670.00 sq ft
- Tenure** - Freehold



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	72	86
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

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