



Westminster Oval  
Norton, Stockton-On-Tees

£249,950

ENERGY RATING: C-

A modern three bedroom detached house in this quite and popular area of Norton, located off Station Road. Within a short walk of Norton Village Green and High Street this family home comprises; entrance hall, cloaks WC, lounge, spacious kitchen/dining room with integrated appliances, utility room, to the first floor is the master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Set on a corner plot there is an enclosed South Facing garden to the rear of the property with driveway and detached garage also to the rear. Energy Rating: C-72. Council Tax Band: D (£2,451.17).



- Popular Modern Development • Three Bedroom Detached • Spacious Kitchen/Diner with Appliances • Family Bathroom, Cloaks/WC & Utility

## ENTRANCE HALL

Wooden door with double glazed feature lights, staircase to first floor, under stair storage cupboard, tiled floor, a radiator and double doors leading to the kitchen.

## CLOAKS/WC

Front aspect UPVC double glazed window, hand wash basin, low level WC, tiled splashbacks and a radiator.

## LOUNGE

4.02m (into bay) x 4.04m (13'2" (into bay) x 13'3")

Front aspect UPVC double glazed bay window, feature fireplace with marble hearth & inset electric fire, laminate flooring, coving and two radiators.

## KITCHEN/DINING ROOM

2.92m x 5.70m (9'6" x 18'8")

Rear aspect UPVC double glazed window and French doors opening to the garden. A range of base & wall units with solid oak butchers block worksurfaces and tiled splashbacks incorporating 1½ bowl stainless steel sink & mixer tap and a gas hob with oven below & extractor hood over. Integrated fridge/freezer and dishwasher. Tiled floor, coving, spot lights and two radiators.

## UTILITY ROOM

1.99m x 1.49m (6'6" x 4'10")

Side aspect door, base & wall units with solid oak butchers block worksurfaces and tiled splashbacks incorporating stainless steel sink & mixer tap with space & plumbing for washing machine below, New wall mounted Baxi combi boiler, tiled floor and an extractor fan.

## FIRST FLOOR LANDING

Spindle staircase, storage cupboard and access to loft.



- Corner Plot & South Facing Rear Garden • Driveway & Detached Garage • Energy Rating: C-72 • Council Tax Band: D (£2,451.17)



### BEDROOM ONE

2.74m x 4.06m (8'11" x 13'3")

Front aspect UPVC double glazed window and a radiator.

### EN-SUITE

Side aspect UPVC double glazed window, walk-in cubicle with thermostatic mixer shower, pedestal wash basin, low level WC, tiled floor, tiled splashbacks, spot lights, coving, extractor fan and a radiator.

### BEDROOM TWO

3.68m (max.) x 3.13m (12'0" (max.) x 10'3")

Rear aspect UPVC double glazed window and a radiator.

### BEDROOM THREE

3.27m (max.) x 2.53 (10'8" (max.) x 8'3")

Rear aspect UPVC double glazed window and a radiator.

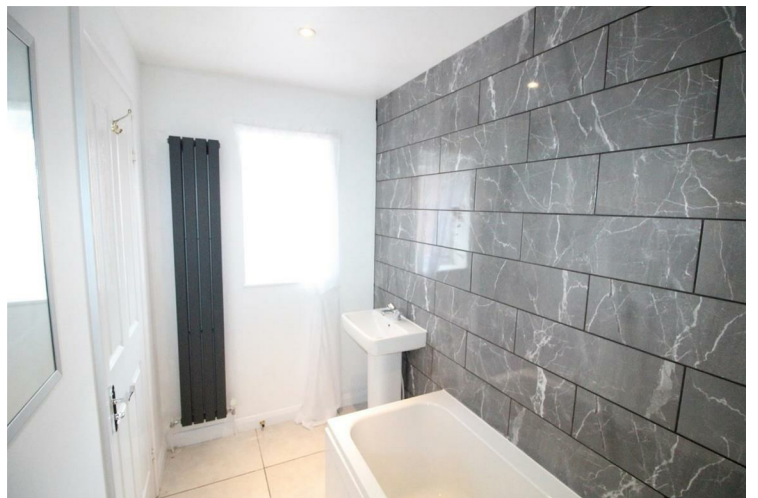
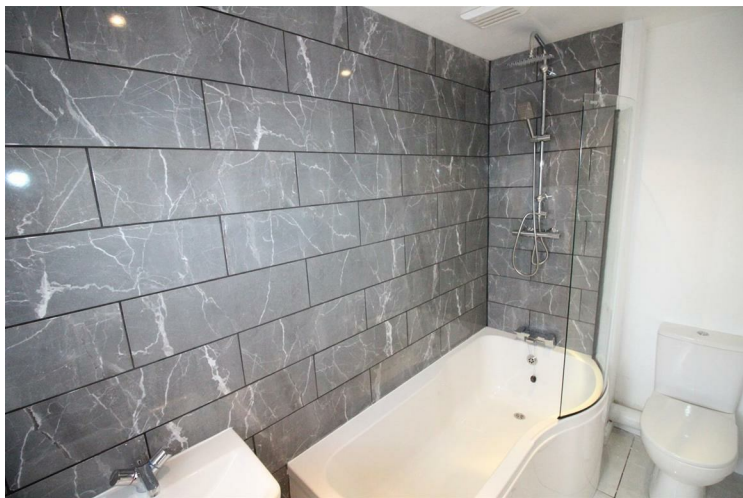
### BATHROOM/WC

Front aspect UPVC double glazed window, modern white suite comprising; panel enclosed P-shaped bath with thermostatic mixer shower over, pedestal wash basin and a low level WC. Part tiled walls, tiled floor, extractor fan, spot lights and a modern column radiator.

### EXTERNALLY

There is a garden to the front of the property with lawn and established shrubs. To the rear is a South facing enclosed garden mostly lawned. Also to the rear is a driveway and detached single garage.



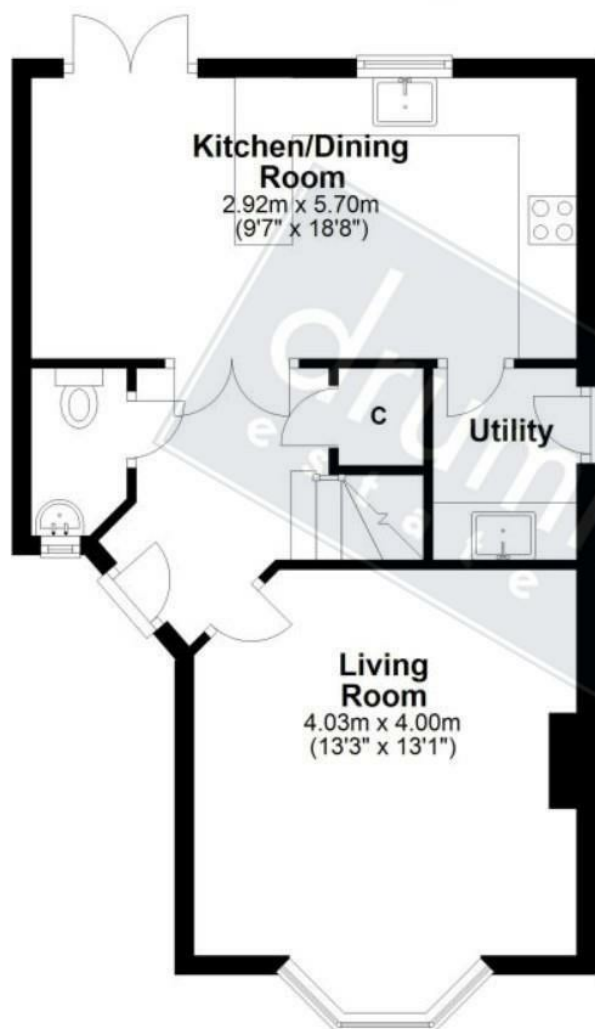




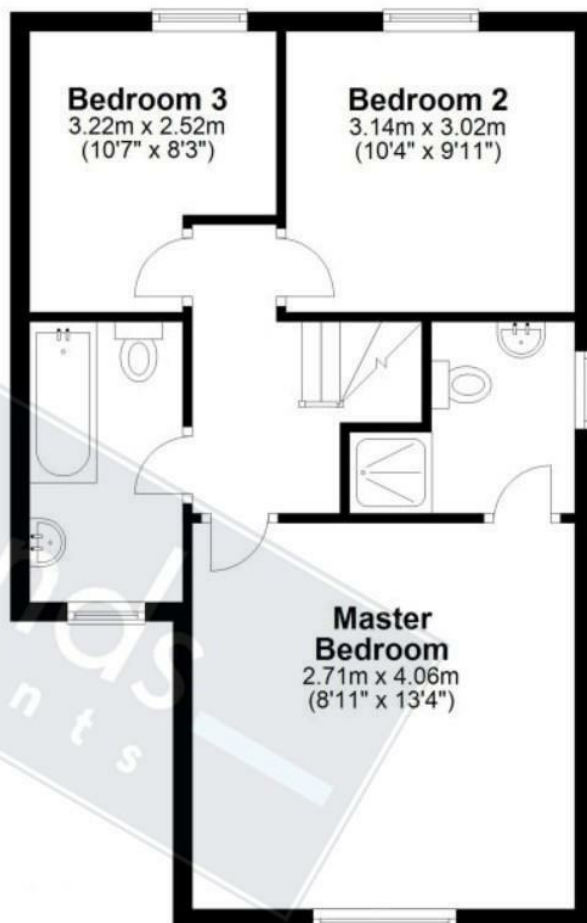
## Additional Information

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

**Floor Area** - 970.00 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) <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 |         |                         |
|                                             | 72      | 83                      |
| 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

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