



## 17 Spencer Drive

Norton Gardens, Stockton-On-Tees, TS20 1FG

**Offers in excess of £280,000**



Norton Gardens Is A Newly Constructed Development, Situated Off Junction Road & Within Walking Distance To Norton Green, Duck Pond & High Street. Persimmon Built Family Home Benefiting From A Cul-De-Sac Position, No Through Traffic & Nearby Children's Play Area.

Combi Gas Central Heating, uPVC Double Glazing As Standard. External Power & Water Outlets Installed.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



**Location:**

Norton Is An Historic, Picturesque Town With A Wide, Tree-Lined High Street Offering A Variety Of Boutique Shops, Eateries, A Library And Other Useful Amenities. A Large Village Green Is Located Just Off The High Street, Complete With A Duck Pond, Providing The Perfect Place For A Leisurely Stroll With The Family.

From Junction Road, Turn Onto Newton Way Then Left Onto Spencer Drive. The Property Sits On The Left-Hand Side.

- Crooksbar Primary School - 14 Minute Walk
- The Glebe Primary School - 12 Minute Walk
- Red House School - 9 Minute Walk
- Nuffield Health Tees Hospital - 12 Minute Walk
- North Tees General Hospital - 6 Minute Drive
- Norton Duck Pond, Green & High Street - 9 Minute Walk

Distance Times Estimated Using Google Maps.

**Accommodation Comprises:**

**Entrance Hallway**

Composite Entrance Door, Doors Leading To The Living Room, Kitchen & Cloakroom W.C, Staircase To The First Floor Landing.

**Living Room**

Double Glazed Window, Radiator.

**Kitchen/Diner**

Fitted With A Range Of Base, Drawer & Wall Units, Work Surface Incorporating A Sink Unit & Mixer Tap, Built-In Oven, Hob & Overhead Extractor Fan, Integrated Dishwasher & Fridge Freezer, Space For A Washing Machine, Space For A Dining Table & Chairs, French Doors Leading To The Garden, Double Glazed Window, Radiator.

**Cloakroom W.C**

White Wash Hand Basin, W.C, Radiator.

**First Floor Landing**

Spacious With Doors Leading To The Bedrooms & Bathroom, Loft Access & Double Glazed Window.

**Bedroom One**

Fitted Wardrobes, Door Leading To The En-Suite Shower Room, Double Glazed Window, Radiator.

**En-Suite Shower Room**

Shower Cubicle, White Wash Hand Basin, W.C, Double Glazed Window, Radiator.

**Bedroom Two**

Double Glazed Window, Radiator.

**Bedroom Three**

Double Glazed Window, Radiator.

**Bedroom Four**

Double Glazed Window, Radiator.

**Family Bathroom**

Fitted With A White Suite Comprising: Bath, Wash Hand Basin, W.C, Double Glazed Window, Radiator.

**Energy Efficiency Rating: B**

The Full Energy Efficiency Certificate Is Available On Request.

**Council Tax Band: E**

Council Tax Estimate £2,614

**Disclaimer:**

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**Note:**

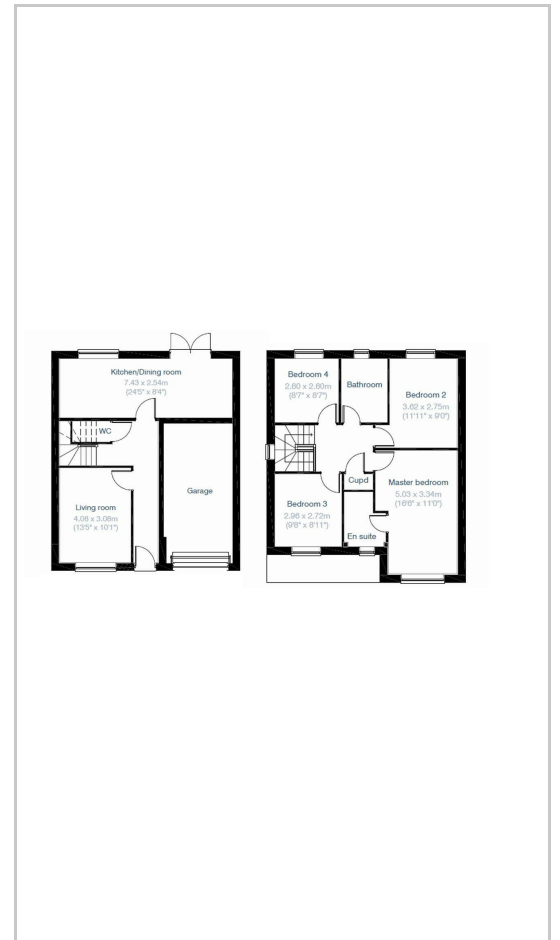
Management Company Charge £120.00 Per Year.

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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

