



## 20 Brambling Close

The Glebe, Norton, TS20 1TX

**Offers in excess of £343,000**



Welcome To This Charming Detached Bungalow Located In The Sought-After Brambling Close, The Glebe, Norton. This Delightful Property Boasts A Generous Size With A Great Layout, Offering One Reception Room, Kitchen/Diner, Utility Room, Three Bedrooms, And Two Bathrooms - Perfect For A Family Or Those Who Love To Entertain.

Built In The 2000s, This Home Features A Modern Design And Has Been Meticulously Maintained, Ensuring A Move-In Ready Experience For Its New Owners. The Block Paved Driveway And Detached Garage Provide Convenient Parking For Several Vehicles.

Situated In A Desirable Cul-De-Sac Location, This Property Offers Both Tranquillity And Convenience, Making It An Ideal Place To Call Home. With No Chain Involved, The Opportunity To Make This Bungalow Your Own Couldn't Be More Enticing.



**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 The Glebe Road, Turn Onto Whinflower Drive, Follow The Road Round Then Take A Left Turn Onto Brambling Close & The Property Is Located On The Right-Hand Side.

- The Glebe Primary School - 10 Minute Walk
- Nuffield Health Hospital - 8 Minute Walk
- The Centenary Bar & Restaurant - 8 Minute Walk
- Glebe Community Centre, Shops & Pharmacy - 8 Minute Walk

**Bus Routes -**

- Junction Road 37 To Stockton Centre & 38 Billingham & Hartlepool
- Ashton Road - 37 To Stockton Centre

Distance Times Estimated Using Google Maps.

**Entrance Porch**

4'3" x 3'10" (1.31 x 1.19)

Composite Entrance Door, Leads To Entrance Hallway.

**Entrance Hallway**

11'5" x 11'6" (3.49 x 3.53)

Hallway Provides Access To Kitchen, Lounge, Bedrooms, Bathroom & Storage Cupboards.

**Lounge**

18'2" x 16'10" (5.56 x 5.15)

uPVC Double Glazed Window, Patio Doors To Rear, Radiator.

**Kitchen**

12'11" x 12'1" (3.94 x 3.70)

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Space For Appliances, Space For Dining Table & Chairs, uPVC Double Glazed Window.

**Utility**

6'7" x 6'4" (2.03 x 1.95)

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating Sink Unit & Mixer Tap, Space For Appliances, Door To Rear.

**Master Bedroom**

15'0" x 10'9" (4.59 x 3.30)

Storage Cupboard, uPVC Double Glazed Window, Radiator.

**En-Suite**

5'4" x 6'5" (1.64 x 1.96)

Fitted With A Suite Comprising: Hand Wash Basin, Shower, W/C, uPVC Double Glazed Window.

**Bedroom Two**

15'4" x 12'7" (4.69 x 3.85)

uPVC Double Glazed Window, Radiator.

**Bedroom Three**

5'10" x 8'11" (1.80 x 2.72)

uPVC Double Glazed Window, Radiator.

**Bathroom**

5'10" x 8'10" (1.80 x 2.71)

Fitted With A Suite Comprising: Hand Wash Basin, Panelled Bath, W/C, uPVC Double Glazed Window.

**Detached Garage**

Up & Over Door.

**Energy Efficiency Rating: TBC**

The Full Energy Efficiency Certificate Is Available On Request.

**Council Tax Band: E**

Estimate £2,876

**Disclaimer**

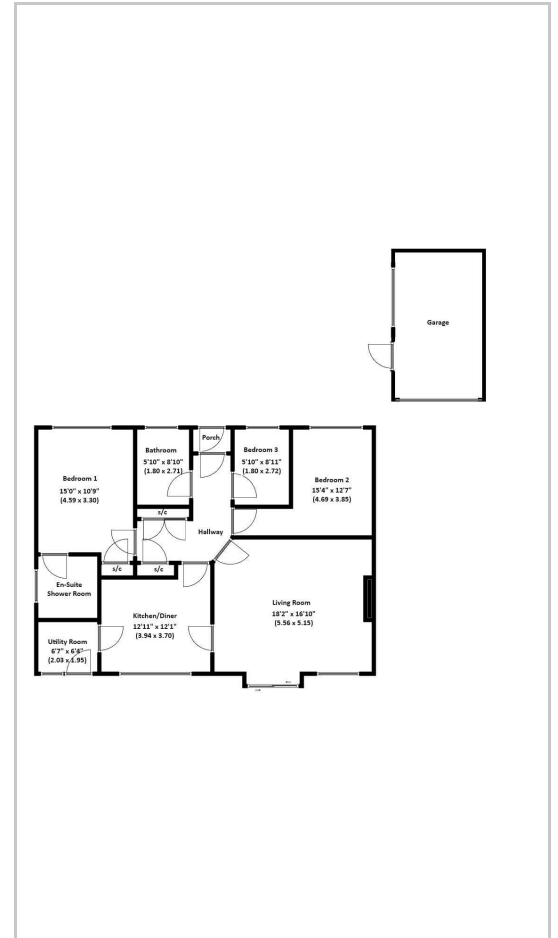
Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

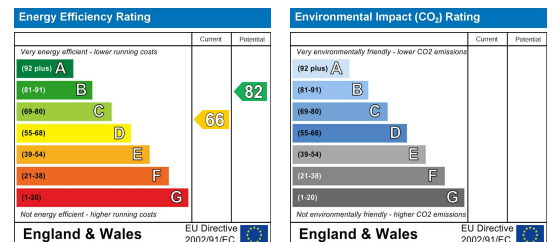
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.