



26 Brambling Close

The Glebe, Norton, TS20 1TX

Offers in excess of £450,000



Welcome To This Exquisite Detached House Located In The Sought-After Brambling Close, The Glebe, Norton. This Stunning Property Boasts Three Reception Rooms, Perfect For Entertaining Guests Or Relaxing With Family. With Four Spacious Bedrooms And Two Modern Bathrooms, There Is Ample Space For Everyone In The Household.

One Of The Highlights Of This Property Is The Open Plan Kitchen/Diner, Ideal For Hosting Dinner Parties Or Enjoying Family Meals. The Garden Room Provides A Tranquil Space To Unwind, While The Utility Room And Ground Floor W.C. Add Convenience To Everyday Living.

The Master Bedroom Features A Stylish En-Suite Shower Room, Offering A Touch Of Luxury. Additionally, The Generous Family Bathroom Ensures That There Is No Shortage Of Comfort In This Home.



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, Then Left Onto Brambling Close, The Property Is Tucked In The Top Right-Hand Corner.

- 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
- 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.

Externally

Generous Block Paved Driveway With Decorative Stone Chippings, Borders & Plants, Secure Gated Access To The Rear Garden. The Enclosed Rear Aspect Benefits A Large Lawn, Patio Seating Area, Timber Hot Tub Gazebo & Decking, Heaters x2, Shed.

Entrance Porch

Composite Entrance Door Leading To The Hallway.

Hallway

Doors Leading To The Living Room, Kitchen/Diner, Cloakroom W.C, Bespoke Staircase Leading To The First Floor Landing.

Ground Floor W.C

White Wash Hand Basin, W.C, Radiator.

Living Room

14'1" x 12'5" (4.3m x 3.8)
Feature Fireplace, Wall Up Lights, Radiator, uPVC Double Glazed Window With Bench Seat.

Kitchen/Diner

30'2" x 7'10" (9.2m x 2.4m)
Fitted With A Range Of Base, Drawer & Wall Units, Work Surface Incorporating A Sink Unit & 3 In 1 Boiler Mixer Tap, Built-In Oven & Microwave, Hob & Overhead Extractor Fan, Integrated Dishwasher, Space For 2x Fridge Freezer, Space For A Dining Table & Chairs Or Sofa, French Doors Leading To The Garden Room, Double Glazed Windows x2, Radiators.

Utility Room

10'2" x 8'0" (3.1m x 2.44m)
Fitted With A Range Of Base & Wall Units, Work Surface, Space For A Washing Machine & Tumble Dryer, Drinks Chiller/Fridge, Door Leading To The Garage & Door Leading To The Garden, Radiator.

Garden Room

12'1" x 12'9" (3.7m x 3.9m)
Space For A Dining Table & Chairs, Spotlights To The Ceiling, Doors Leading To The Garden.

First Floor Landing

Bespoke Balustrade, Doors Leading To The Bedrooms & Bathroom.

Master Bedroom

16'8" x 12'9" (5.1m x 3.9m)
Fully Fitted Full Length Wardrobes, Wall Mounted Vanity Mirror/Dressing Station, Radiator, Door Leading To The En-Suite, uPVC Double Glazed Window.

En-Suite Shower Room

7'10" x 5'10" (2.4m x 1.8m)
Full Width Walk-In Shower With Glass Screen, White Vanity Wash Hand Basin, Close Coupled W.C, Heated Towel Radiator, uPVC Double Glazed Window.

Bedroom Two

11'1" x 10'5" (3.4m x 3.2m)
Double Fitted Wardrobes, Radiator, uPVC Double Glazed Window.

Bedroom Three

11'1" x 9'6" (3.4m x 2.9m)
Radiator, uPVC Double Glazed Window.

Bedroom Four

9'2" x 7'10" (2.8m x 2.4m)
Radiator, uPVC Double Glazed Window.

Family Bathroom

8'10" x 5'6" (2.7m x 1.7m)
Corner Shower Cubicle, White Vanity Wash Hand Basin, Close Coupled W.C, Bath, Heated Towel Radiator, uPVC Double Glazed Window.

Loft Space

Partially Boarded, Power.

Double Garage

Remote Controlled Electric Roller Doors, Power Supply, Apex Loft Space With Pull Down Ladders, Integral Door Leading To The Utility Room.

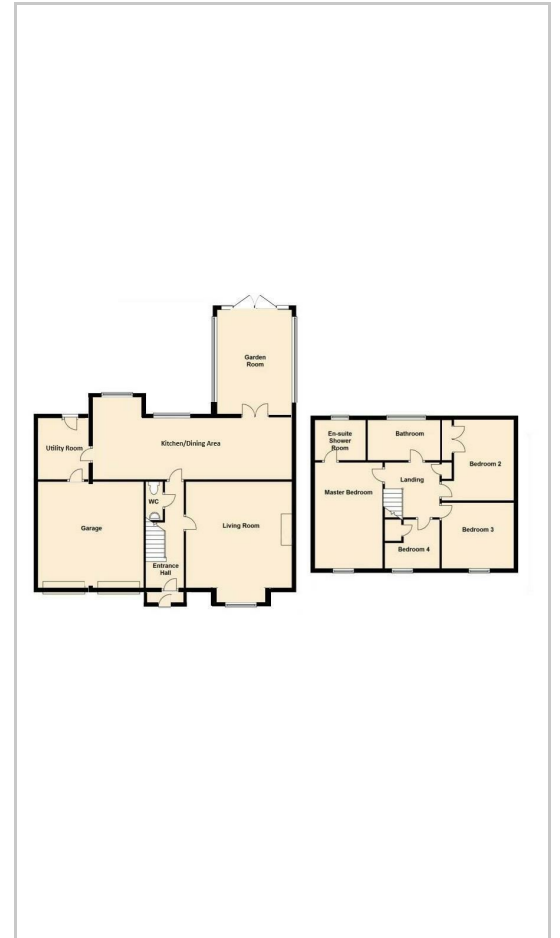
Security

Hard Wired CCTV System (Controlled By An App), Security Sensor Lighting Front & Rear Aspect, Serviced Security Alarm System.

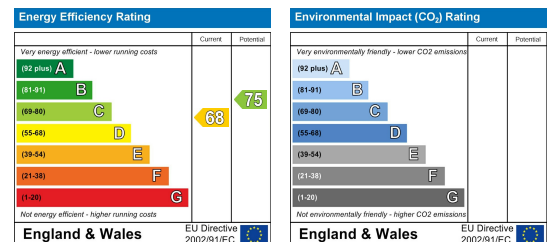
Area Map



Floor Plans



Energy Efficiency Graph



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