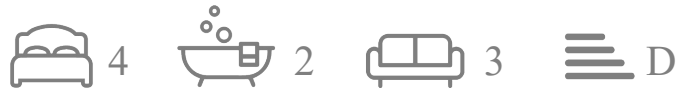




## 26 Brambling Close

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.

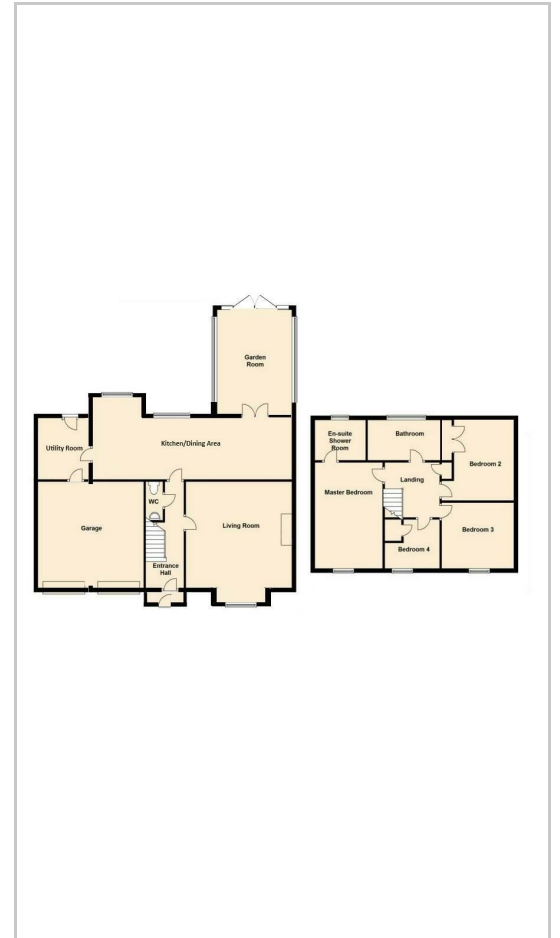
**Security**

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

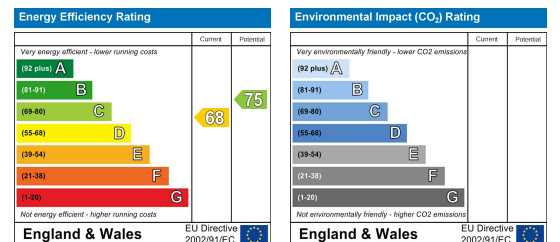
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.