



49 Junction Road

Norton, Stockton-On-Tees, TS20 1PR

Offers in the region of £343,000



Welcome To This Stunning Detached House Located On Junction Road In The Charming Village Of Norton. This New Build Home Boasts A Remarkable A-Rated Energy Efficiency, Complete With Solar Panels To Keep Your Energy Bills Low And Your Environmental Footprint Even Lower.

As You Step Inside, You'll Be Greeted By A Spacious Hallway & Reception Room, Perfect For Entertaining Guests Or Simply Relaxing With Your Loved Ones. With Four Generously Sized Bedrooms, There's Ample Space For The Whole Family To Unwind And Make Themselves At Home. The En-Suite Bathroom Adds A Touch Of Luxury To The Master Bedroom, Providing A Private Sanctuary For You To Escape To After A Long Day.

One Of The Standout Features Of This Property Is The Integral Garage, Offering You The Exciting Potential To Convert It Into A Home Office, Gym, Or Whatever Your Heart Desires. Imagine The Possibilities!



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.

Entrance Hallway

Entrance Door, Doors Leading To The Lounge, Garage, Cloakroom W.C & Kitchen/Diner, Staircase Leading To The First Floor.

Living Room

Wall Mounted Feature Electric Fire, Radiator, uPVC Double Glazed Window.

Cloakroom W.C

White W.C, Wash Hand Basin, Radiator.

Kitchen/Diner

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

First Floor Landing

Access To The Bedroom, Bathroom & Loft Hatch.

Bedroom One

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

En-Suite Shower Room

Fitted With A Shower Cubicle, White Hand Wash Basin, W.C, Radiator, uPVC Double Glazed Window.

Bedroom Two

Fitted Wardrobes, Radiator, uPVC Double Glazed Window.

Bedroom Three

Radiator, uPVC Double Glazed Window.

Bedroom Four

Radiator, uPVC Double Glazed Window.

Family Bathroom

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

Loft Space

Insulated.

Integral Garage

Door Leading Through From The Hallway, Up & Over Door, Power Supply.

Energy Efficiency Rating: A

The Full Energy Efficiency Certificate Is Available On Request.

Property Information:

- Tenure: Freehold
- Development Maintenance Charge: Approx. £120 Per Year
- Local Authority: Stockton Borough Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Council Tax Band: E
- Services: The property is offered to the market with all mains services and gas-fired central heating.
- Broadband delivered to the property: Cable
- Non-standard construction: Believed to be of standard construction
- Wayleaves, Rights of Way & Covenants: None which our clients are aware of
- Flooding issues in the last 5 years: None
- Accessibility: Two storey dwelling. No accessibility modifications
- Cladding: None
- Planning issues: None which our clients are aware of
- Coastal erosion: None
- Coal mining in the local area: None

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.

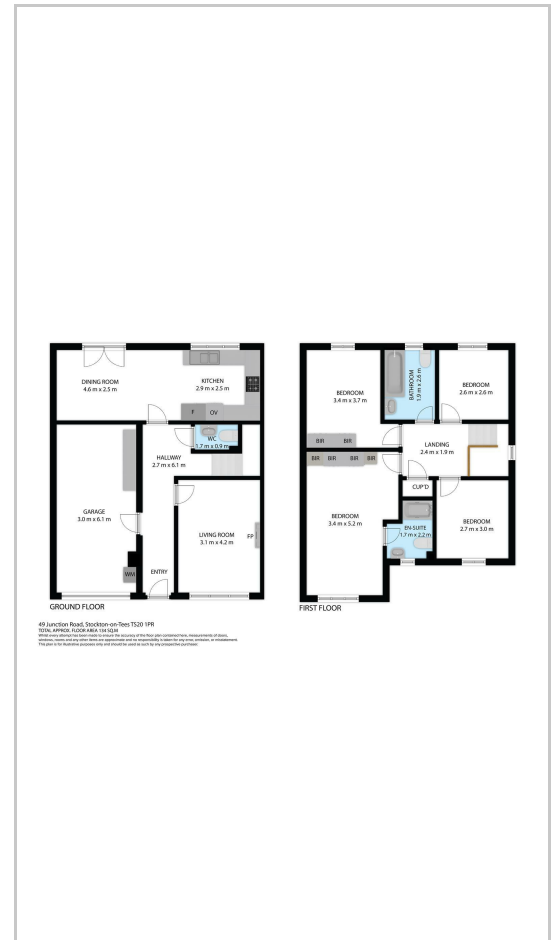
While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling 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. (STPP) Is Subject To Planning Permission.

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Area Map



Floor Plans



Energy Efficiency Graph

