



## 26 Whinflower Drive

The Glebe, Norton, TS20 1TQ

**£350,000**



This Stunning Detached Bungalow Is A True Delight Waiting To Be Discovered. Boasting A Tasteful Refurbishment To An Exceptionally High Standard, This Property Offers A Blend Of Modern Luxury And Classic Charm.

As You Step Inside, You Are Greeted By A Delightful Kitchen/Diner That Is Sure To Be The Heart Of The Home. The Exposed Brick, Feature Island, And Integrated Appliances Create A Perfect Space For Entertaining Or Enjoying Family Meals.

The Lounge Is A Cozy Retreat, With Bi-Folding Doors That Open Up To Reveal A Private Garden, Ideal For Relaxing On Sunny Afternoons Or Hosting Summer Gatherings.



**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 Hallway**

Composite Entrance Door, Provides Access To Bedrooms, Bathroom, Lounge & Kitchen, Vertical Designer Radiator.

**Lounge**

Fitted With A Feature Optimist Electric Fire, uPVC Double Glazed Bi Folding Doors & Window, Vertical Designer Radiator.

**Kitchen**

Fitted With A Range Of Base, Wall And Draw Units, Feature Island, With Breakfast Bar, Worksurface Incorporating A Sink Unit & Mixer Tap, Built In Oven & Microwave Oven, Hob With Overhead Extractor Fan, Integrated Fridge Freezer, uPVC Double Glazed Window & Door, Vertical Designer Radiator

**Bedroom One**

uPVC Double Glazed Window, Storage Cupboard, Fitted Wardrobes, Radiator, Door To En-Suite.

**En-Suite Shower Room**

Fully Tiled, Shower Cubicle, Vanity Hand Wash Basin, W.C.

**Bedroom Two**

uPVC Double Glazed Window, Fitted Wardrobes, Radiator

**Bathroom**

Fully Tiled, White Bath, Vaity Hand Wash Basin, W.C, uPVC Double Glazed Window, Radiator

**'The Garage'**

Up & Over Door, Converted At The Rear Into A Bar/Social Room, Door Leading To The Garden, Window.

**Energy Efficiency Rating: D**

The Full Energy Certificate Is Available On Request - A New EPC Assessment Will Be Carried Out At The Property Has Been Significantly Upgraded Which May Have Improved The Rating.

**Property Information**

- Tenure: Freehold
- Local Authority: Stockton Borough Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: D
- 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: Single 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**

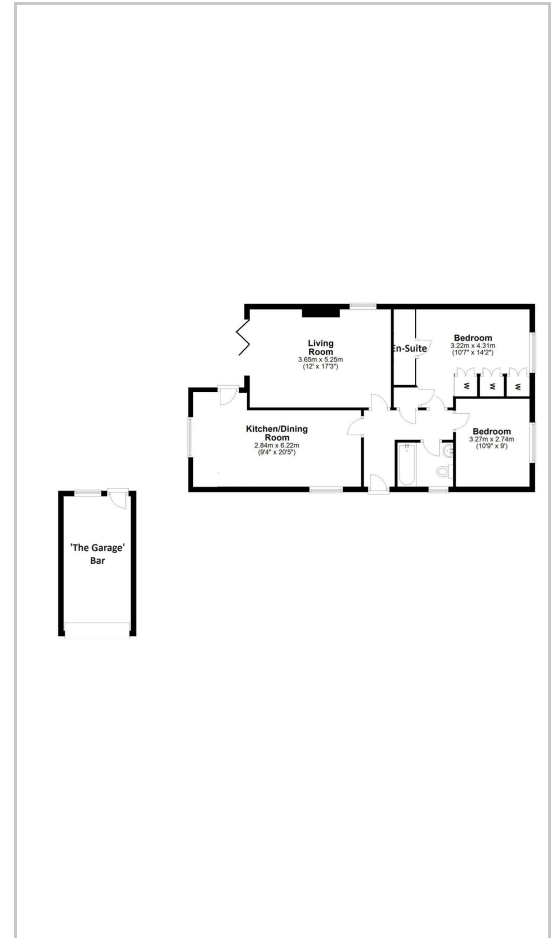
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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation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

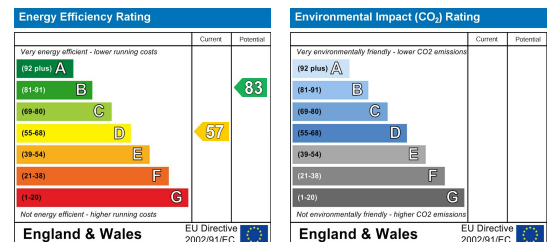
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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