



## 7 Kenley Gardens

Norton, Stockton-On-Tees, TS20 1QF

**Offers in the region of £350,000**



Welcome To Kenley Gardens, Norton - This Stunning Detached House Is A True Gem, Boasting 2 Reception Rooms, 4 Bedrooms, And 3 Bathrooms.

One Of The Highlights Of This Property Is The Extended Kitchen With Bi-Folding Doors, Allowing Natural Light To Flood The Space And Creating A Seamless Indoor-Outdoor Living Experience. The Property Has Been Immaculately Presented And Maintained To A High Standard, Perfect For Those Who Appreciate Attention To Detail.

Convenience Is Key With A Utility Room And Ground Floor W.C, Adding To The Functionality Of The Home. The Detached Double Garage Is A Fantastic Addition, Offering Not Only Ample Storage Space But Also The Potential For A Work-From-Home Business Setup.

Situated On A Cul-De-Sac Corner Plot, This Property Offers Privacy And Tranquillity. With Two Large Driveways, Parking Will Never Be An Issue For You Or Your Guests.



### 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 Kew Gardens Then Right Onto Kenley Gardens. The Property Is Located On The Right-Hand Side.

- Crooksbar Primary School - 24 Minute Walk, 5 Minute Drive
- Red House School - 19 Minute Walk, 4 Minute Drive
- The Glebe Primary School - 10 Minute Walk
- Nuffield Health Hospital - 9 Minute Walk
- North Tees General Hospital - 7 Minute Drive
- Norton Duck Pond, Green & High Street - 19 Minute Walk

### Bus Routes -

Junction Road 37 To Stockton Centre & 38 Billingham & Hartlepool

### Information Provided By The Vendor

- Kitchen Extended In 2015
- Bathroom Updated In 2015
- Cloakroom/W.C Updated Around 2021-2022
- Gas Combi Boiler Installed Around 2015 & Is Annually Serviced
- Loft Space Is Partially Boarded For Storage With Access Ladder
- uPVC Wndws & Doors Have Been Upgraded Within The Last 15 Years
- Garage Door - Remote Controlled Electric Roller Door

### Entrance Porch

uPVC Double Glazed Windows, Leads To The Hallway.

### Entrance Hallway

Leading To The Lounge, Family Room, Kitchen/Diner, Ground Floor W/C & Staircase To The First Floor, Spotlights, Radiator.

### Lounge

uPVC Double Glazed Bay Window, Radiator, Solid Oak Double Doors.

### Family Room

uPVC Double Glazed Window, Radiator, Solid Oak Door.

### Open Plan Kitchen/Diner/Family Area

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Double Oven, Feature Island With Gas Hob & Overhead Extractor Fan, Integrated Dishwasher, Wine Cooler, Space For A Freestanding American Style Fridge Freezer, Space For Family Dining Table & Chairs, LED Plinth Lights, Skylights, Karndean Flooring, uPVC Double Glazed Window, Bi-Folding Doors Leading To Rear, Radiator, Solid Oak Door.

### Utility Room

Fitted With A Range Of Base & Wall Units, Work Surfaces, Space For Appliances, Spotlights, uPVC Double Glazed Window & Door To The Rear.

### Ground Floor Cloakroom/W/C

Fitted With A White Hand Wash Basin & Vanity Unit, W/C, Ladder Style Towel Radiator, uPVC Double Glazed Window.

### First Floor Landing

uPVC Double Glazed Window, Open Spindle Balustrade, Access To Bedrooms & Bathroom.

### Master Bedroom

Storage Cupboard, uPVC Double Glazed Window, Radiator.

### En-Suite Shower Room

Fully Tiled & Fitted With A White Hand Wash Basin, Walk In Shower, W/C, Ladder Style Towel Radiator.

### Bedroom Two

Fitted Wardrobes, Spotlights, uPVC Double Glazed Window, Radiator.

### Bedroom Three

uPVC Double Glazed Window, Radiator.

### Bedroom Four

uPVC Double Glazed Window, Radiator.

### Family Bathroom

Fully Tiled & Fitted With A White Three Piece Suite Comprising; Hand Wash Basin & Vanity Unit, Walk In Shower, W/C, uPVC Double Glazed Window, Ladder Style Towel Radiator.

### Loft Space

Partially Boarded With Access Ladder.

### Detached Double Garage

Remote Controlled Electric Roller Door, Power Supply, Window & Side Access Door To Garden.

### Energy Efficiency Rating - TBC

The Full Energy Certificate Is Available On Request.

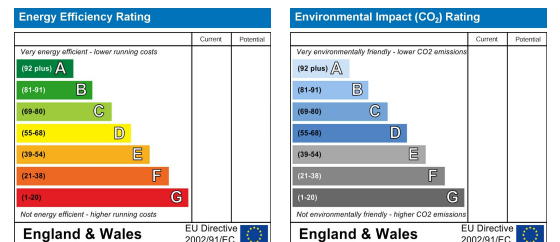
## Area Map



## Floor Plans



## Energy Efficiency Graph



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