



## 3 Gould Walk

Jubilee Gardens, Stockton-On-Tees, TS20 2FZ

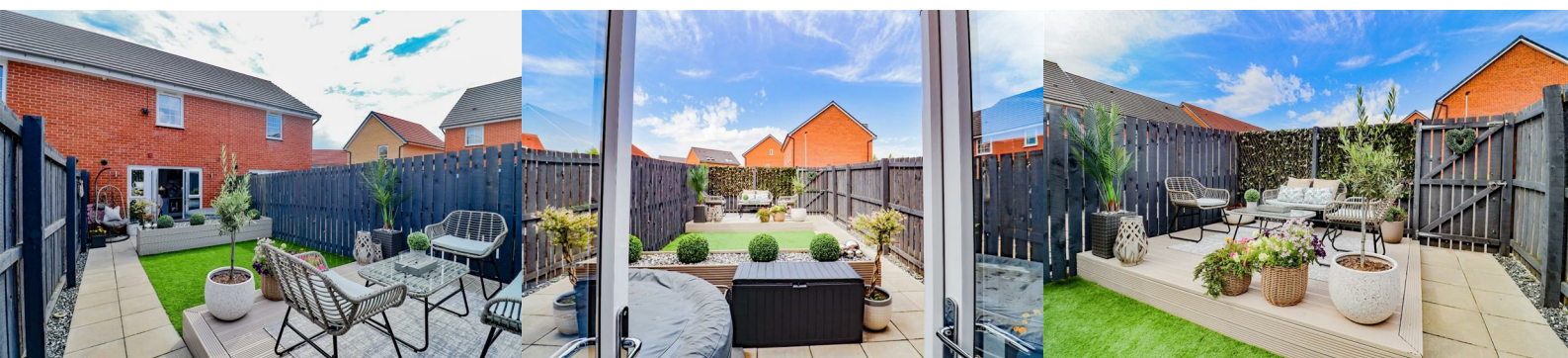
**Offers in the region of £127,000**



Welcome To This Charming Starter Home Located In The Desirable Gould Walk, Jubilee Gardens, Norton. This Modern Property, Built In 2019 By The Renowned Barratt Homes To 'The Kenley' Design, Offers A Perfect Blend Of Style And Comfort.

As You Step Inside, You Are Greeted By A Stylish Modern Kitchen That Boasts French Doors Leading Out To The Recently Landscaped Rear Garden. The Garden Features A Timber Decked Seating Area, Perfect For Enjoying A Morning Coffee Or Hosting A Summer Barbecue With Friends And Family.

This Lovely Home Comprises Of One Reception Room, Two Cosy Bedrooms, And A Well-Appointed Bathroom. The Property Also Benefits From The Remainder Of A 10-Year N.H.B.C Builders Warranty Cover, Providing You With Peace Of Mind For Years To Come.





### Location

Attractively Positioned Within The Popular & Sought-After Jubilee Gardens District Of Norton. With Excellent Commuter Access Just Minutes Away Whilst Being Within A Short Drive Or Walk Of Some Of Stockton & Norton's Popular Bars & Restaurants, Sports Facilities And Its' Renowned Tree-Lined High Street & Duck Pond.

- ALDI, Darlington Ln - 4 Minute Drive
- Asda, Bath Ln - 14 Minute Walk
- Norton Green & Duck Pond - 5 Minute Drive
- Norton Primary Academy, Berkshire Rd - 20 Minute Walk
- North Shore Academy, Talbot St - 3 Minute Walk
- The Highland Laddie - JD Wetherspoon - 20 Minute Walk
- The Glebe Shops & The Centenary - 6 Minute Drive
- Stockton High Street - 18 Minute Walk

Distance Times As Estimated By Google Maps.

### Entrance Hallway

Entrance Porch Leads To The Lounge.

### Lounge

Media Wall With Concealed Cables, uPVC Double Glazed Window, Radiator, Door Leading To The Kitchen, Staircase Leading To The First Floor, Understairs Storage Cupboard.

### Kitchen/Diner

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Integrated Appliances, Space For A Table & Chairs, uPVC Double Glazed Window, French Doors With Mirrored Privacy Film To The Rear, Radiator.

### First Floor Landing

Access To Bedrooms & Bathroom.

### Bedroom One

uPVC Double Glazed Window, Radiator, Storage Cupboard.

### Bedroom Two

uPVC Double Glazed Window, Radiator.

### Family Bathroom

Fitted With A White Suite Comprising; Hand Wash Basin, Panelled Bath With Overhead Shower, W/C, uPVC Double Glazed Window, Radiator.

### Loft Space

Insulated.

### Energy Efficiency Rating B

The Full Energy Certificate Is Available On Request.

### Property Information

- Tenure: Freehold
- Management Charge: £TBC Annually
- Local Authority: Stockton Borough Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: B
- 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

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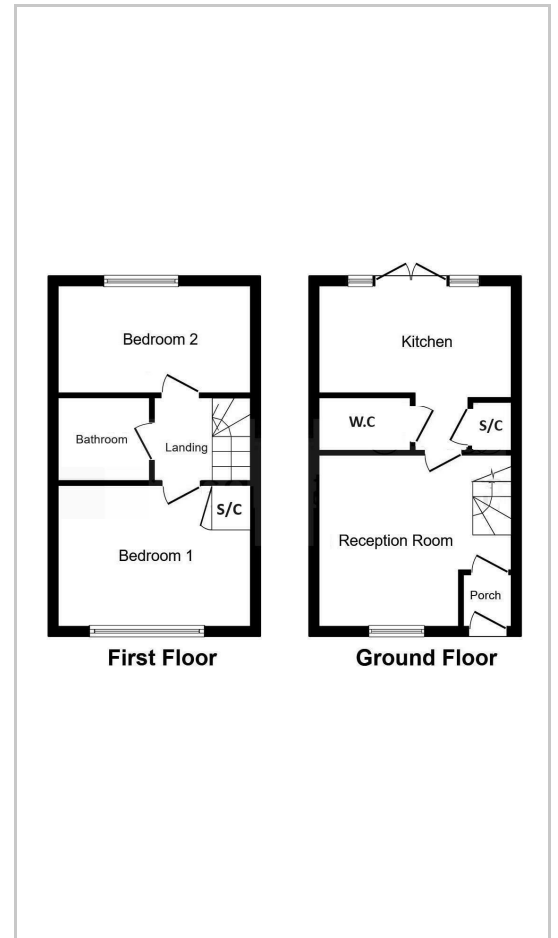
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## Area Map



## Floor Plans



## Energy Efficiency Graph

