



## 131 Junction Road

Norton, Stockton-On-Tees, TS20 1PX

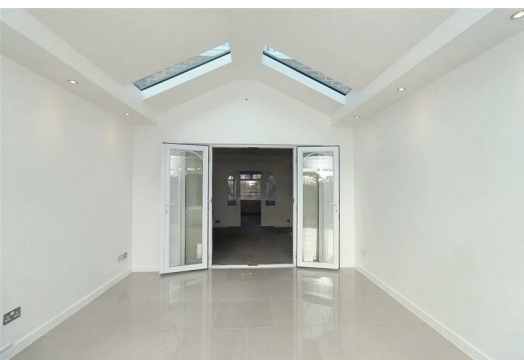
**£365,000**



For Sale With The Advantage Of No Onward Chain! This Delightful Semi-detached House On Junction Road Offers A Perfect Blend Of Modern Living And Spacious Comfort. With Four Well-Proportioned Bedrooms, This Property Is Ideal For Families Seeking A Welcoming Home.

Upon Entering, You Will Be Greeted By Three Inviting Reception Rooms, Providing Ample Space For Relaxation And Entertainment. The Heart Of The Home Is Undoubtedly The Recently Fitted 'Wren Plus' Kitchen, Which Boasts A Range Of Modern Integrated Appliances, Making It A Joy For Any Culinary Enthusiast. The Adjoining Sun Room, Adorned With Multiple Skylights, Floods The Space With Natural Light, Creating A Serene Environment To Enjoy Your Morning Coffee Or Host Gatherings With Friends And Family.

The Property Also Features A Recently Fitted Boiler And Solar Panels That Are Owned Outright, Ensuring Energy Efficiency And Lower Utility Bills. This Thoughtful Addition Not Only Enhances The Home's



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.

Norton High Street, Bars & Restaurants - 10 Minute Walk  
St Josephs Catholic Primary School - 3 Minute Drive/10 Minute Walk  
North Shore Academy - 10 Minute Drive/24 Minute Walk  
Norton Green, Duck Pond - 10 Minute Walk

Distance Times Estimated Using Google Maps.

Vendor Note:

The Seller Informs Us:

Kitchen - Recently Installed (Cost Approx £25,000)  
Quartz Worktop And Windowsill, Plus Matching Backsplash For Induction Hob.  
Additional Units Eg Pull Out Pantry And 3 Bin Recycling Unit And Long Fitted Cutlery Unit.

Garden Room (Cost Approx. £20,000)  
Large And Usable In All Seasons With Insulated (Kingspan) Roof And Radiators (If Required For Winter).

LARGE Utility Room  
Plumbed For Washer, Door To Garden And Into Integral Garage

Integral Garage  
Fitted Electric Door.

General  
7 NEW UPVC Matching Designer Doors Downstairs, 4 With Glass Beading Pattern, 3 Plain.

Garden  
2 Garden Sheds, 1 Greenhouse. Matured Plum, Apple And Pear Trees.

Security  
Alarm System With Internal Detectors In Main Areas  
RING Doorbell And Ring External Motion Lights Fitted - Wifi Enabled

Owned Outright Solar Panels (Cost Approx. £15,000)

Entrance Porch  
Composite Entrance Door, Leads To Hallway.

Entrance Hallway  
Access To Family Room & Staircase To First Floor.

Lounge  
uPVC Double Glazed Bay Window, Radiator.

Family Room  
Feature Fireplace, Radiator, French Doors Leading To Conservatory.

Kitchen  
Fitted Wren Plus Kitchen With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Double Oven, Hob With Overhead Extractor Fan, Integrated Appliances, Spotlights, Skylight, uPVC Double Glazed Window, Door To Rear, Radiator.

Sun Room  
uPVC Double Glazed Windows, Skylights, Spotlights, French Doors To Rear, Radiator.

Ground Floor W/C  
Fitted With A White W/C, uPVC Double Glazed Window.

Utility Room  
Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces, Space For Appliances, Access To Garage & Side Access.

First Floor Landing  
Access To Bedrooms, Bathroom & Balcony.

Master Bedroom  
Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Two  
Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Three  
Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Four  
Fitted Units, uPVC Double Glazed Window, Radiator.

Family Bathroom  
Fitted With A White Suite Comprising; Hand Wash Basin, Walk In Shower, Fitted Vanity Units, uPVC Double Glazed Window, Radiator.

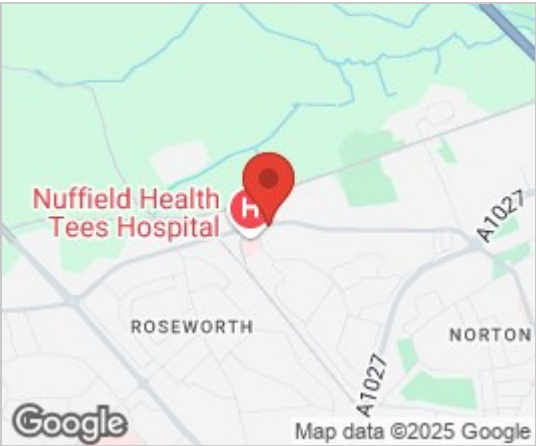
Separate W/C  
Fitted With A White W/C, uPVC Double Glazed Window.

Loft Space  
Insulated, Fully Board, Power & Light, Solar Panel Battery, Pull Down Ladder for Access.

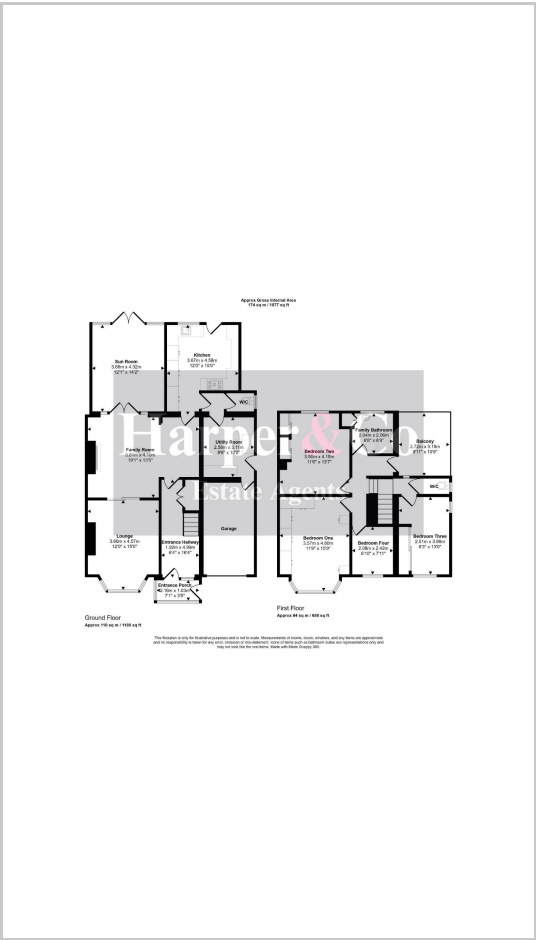
Balcony  
Balcony With Railing Surround Overlooking The Rear.

Energy Efficiency Rating - C  
The Full Energy Efficiency Certificate Is Available On Request.

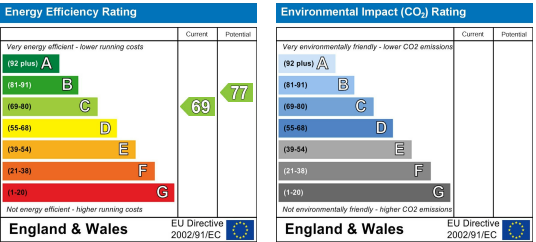
Area Map



Floor Plans



Energy Efficiency Graph



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