



11 Kingfisher Avenue

Norton, Stockton-On-Tees, TS20 2FA

Offers in the region of £140,000



Nestled In The Desirable Area Of Kingfisher Avenue, Norton, Stockton-on-tees, This Charming Semi-detached House Offers A Perfect Blend Of Modern Living And Comfort. Built In 2018, The Property Is Still Under The Protection Of A 10-year NHBC Builders Warranty, Providing Peace Of Mind For Prospective Buyers.



Full Description

Upon Entering, You Are Welcomed Into A Spacious Reception Room That Flows Seamlessly Into A Contemporary Open-plan Kitchen And Dining Area. This Well-designed Space Is Fitted With Integrated Appliances, Making It Ideal For Both Everyday Living And Entertaining Guests. The Natural Light That Floods Through The Large Windows Enhances The Inviting Atmosphere Of The Home.

The Property Boasts Three Generously Sized Bedrooms, Providing Ample Space For Families Or Those Looking For A Home Office. The Bathroom Is Well-appointed, Ensuring Convenience For All Residents.

Step Outside To Discover A Recently Landscaped Rear Garden, Featuring Concrete Slabs And An Elevated Seating Area, Perfect For Enjoying Warm Summer Evenings Or Hosting Gatherings With Friends And Family. The Outdoor Space Is Both Practical And Aesthetically Pleasing, Offering A Private Retreat From The Hustle And Bustle Of Daily Life.

Additionally, The Block-paved Driveway Provides Off-road Parking For Multiple Vehicles, A Valuable Asset In Today’s Busy World.

This Delightful Home On Kingfisher Avenue Is An Excellent Opportunity For Anyone Seeking A Modern, Low-maintenance Property In A Friendly Neighbourhood. With Its Appealing Features And Prime Location, It Is Sure To Attract Considerable Interest. Don’t Miss Your Chance To Make This Lovely House Your New Home.

Location

From Norton Road, Turn On To Kingfisher Avenue, The Property Is Situated On The Left-Hand Side.

- Norton High Street & Village Green - 20 Minute Walk
- Stockton High Street & Shopping Centre - 20 Minute Walk
- River Tees Barrage White Water Leisure Centre - 30 Minute Walk/5 Minute Drive
- North Shore Academy School - 5 Minute Walk
- Thornaby Train Station - 10 Minute Drive

Norton Road Benefits Bus Routes Which Lead To Billingham, Hartlepool, Newcastle, Thornaby, Middlesbrough & Yarm.

Approximate Walk/Drive Times Suggested By Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers.

Development charge: £149 Per Year paid around April.

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.

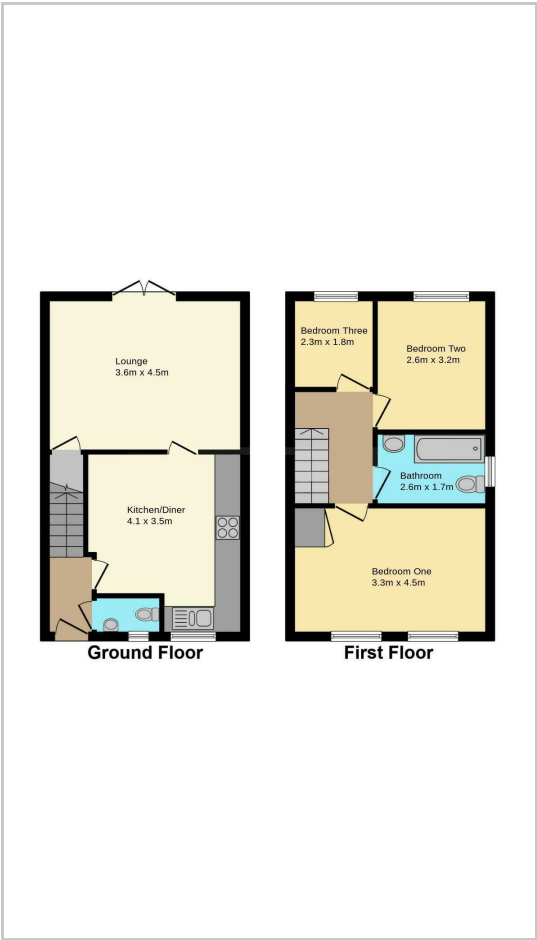
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Area Map



Floor Plans



Energy Efficiency Graph

