



## 45 Crooks Barn Lane

Crooksbar, Norton, TS20 1LU

**Offers in excess of £375,000**



A Delightful Family Home In A Popular Location Situated On A Large Corner Plot With Wrap Around Gardens & Driveway Providing Off-Road Parking. Benefiting A Garage Conversion To Create Additional Living Space, Currently Used As An Office, Two Reception Rooms, Utility Room, Conservatory, Ground Floor Cloakroom W.C, Kitchen, Four Bedrooms, Family Bathroom & Loft Room.

Combi Gas Central Heating With The Boiler Being Approx. 3 Year Old. Recently Replaced Garage Roof. Updated Electrical Consumer Unit Around 5 Years Ago. Electric Car Charge Point. South Facing Rear Garden

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!





**Location:**

Crooksbar Primary School - 5 Minute Walk  
Red House School - 8 Minute Walk  
Northfield School & Sports College - 7 Minute Drive  
Norton Duck Pond, Green & High Street - 8 Minute Walk  
North Tees Hospital - 7 Minute Drive

Excellent Road Links With The A19 Being Minutes Away.

Distance Times Estimated Using Google Maps.

**Accommodation Comprises:**

**Entrance Hallway**

Composite Entrance Door, Doors Leading To The Office, Utility, Cloakroom W.C, Kitchen & Living Room, Staircase To The First Floor, Radiator, Door Leading To The Garden.

**Living Room**

20'0 x 12'7 (6.10m x 3.84m)  
Fireplace, Dual Aspect Double Glazed Windows, Sliding Doors Leading To The Conservatory & Door Leading To The Dining Room, Radiator.

**Dining Room**

15'0 x 10'5 (4.57m x 3.18m)  
Fireplace, Bookcase Nook, Double Glazed Window, Door Leading To The Hallway, Radiator.

**Office**

13'7 x 11'7 (4.14m x 3.53m)  
Originally The Double Garage, Double Glazed Windows x2, Radiator, Door Leading To The Storage Room (Front Of Garage).

**Utility Room**

7'9 x 5'6 (2.36m x 1.68m)  
Double Glazed Window, Radiator.

**Kitchen**

14'8 x 9'3 (4.47m x 2.82m)  
Fitted With A Range Of Base, Drawer & Wall Units, Work Surface Incorporating A Composite Sink Unit & Mixer Tap, Built-In Neff Oven, Multi-Function Microwave & Hob With Extractor Hood Above, Integrated Fridge Freezer & Dishwasher, Breakfast Bar, Radiator, Double Glazed Windows x2, Opening Through The Lobby.

**Conservatory**

19'7 x 11'2 (5.97m x 3.40m)  
P Shaped With Blue Tinted Glass, Door Leading To The Rear Garden.

**Cloakroom W.C**

7'6 x 4'7 (2.29m x 1.40m)  
White Wash Hand Basin, W.C, Radiator.

**First Floor Landing**

Double Glazed Window, Open Spindle Balustrade, Doors Leading To The Bathroom & Bedrooms, Storage Cupboard, Staircase To The Loft Room.

**Bedroom One**

12'9 x 11'9 (3.89m x 3.58m)  
Double Glazed Window, Fitted Wardrobes, Radiator.

**Bedroom Two**

11'10 x 10'2 (3.61m x 3.10m)  
Double Glazed Window, Fitted Wardrobes, Radiator.

**Bedroom Three**

11'1 x 10'0 (3.38m x 3.05m)  
Double Glazed Window, Radiator.

**Bedroom Four**

9'6 x 7'8 (2.90m x 2.34m)  
Double Glazed Window, Radiator.

**Family Bathroom**

9'4 x 8'6 (2.84m x 2.59m)  
Fitted With A White Suite Comprising: Bath, Shower, Wash Hand Basin, W.C, Radiator, Double Glazed Window.

**Loft Room**

19'9 x 8'9 (6.02m x 2.67m)  
Velux Windows x2, Eve Storage Cupboards.

**Energy Efficiency Rating: D**

The Full Energy Efficiency Certificate Is Available On Request.

**Council Tax Band: F**

Council Tax Estimate £3,089

**Disclaimer:**

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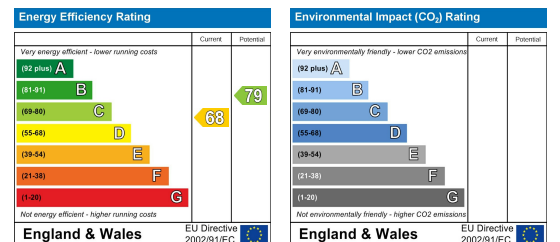
## Area Map



## Floor Plans



## Energy Efficiency Graph



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