



THE
YORKSHIRE PROPERTY
AGENCY

Westminster Oval, Stockton-on-tees, County Durham, TS20 1UU

Guide Price £475,000

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The Yorkshire Property Agency are delighted to introduce this fabulous detached four-bedroom family home located on a popular street in Norton, TS20. Benefitting from being located close to the amenities of Norton and Billingham and also providing over four acres of attached grassland and woodland, this great property would appeal to those looking for a balance between urban living and equestrian interests.

The property briefly comprises an attractive entrance hall, a bay-fronted reception room with double-door leading onto a separate dining room and a charming sun room extension with direct access through to the private landscaped garden, a traditional-style kitchen with ample dining space and separate utility room adjacent to the all-important downstairs WC. The first floor consists of four family bedrooms (the master with en-suite bathroom and bespoke fitted cupboards) and a further family bathroom with both shower and bath facilities.

The property further benefits from a substantial decking area in the rear garden; ideal for those summer evenings and al-fresco dining, an integral garage and off-street parking for multiple cars next to the enclosed front garden.

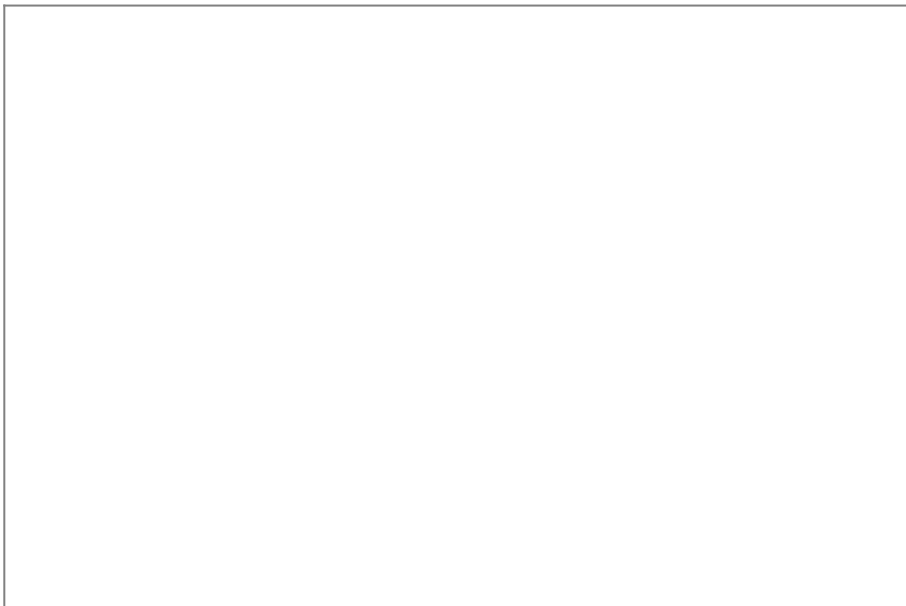
As you walk through the rear gate, you are presented with approximately four acres of woodland and grassland; all the new fencing and offering excellent grazing and access to nearby bridleways and country lanes.

LOCATION

Norton is an attractive village within Stockton-on-Tees and the original village dates back to the Anglo-Saxon era. Norton high street is booming with independent businesses including bakeries, Florists, Chocolatier, photography studios, hairdressers, butchers, fish and chips, antique shops, charity shops, and many more. Equally, Billingham nearby provides a number of amenities including cafe's banks etc so anyone living in the area is well serviced locally.

Billingham 3 miles, Middlesbrough 7 miles, Darlington 13 miles, Durham Tees Valley Airport 13 miles, Northallerton 24 miles.





- Fabulous Detached Four-Bedroom Family Home
- Close to the Amenties of Norton and Billingham
- Ideal For Those With Equestrian Interests
- Fantastic Transport Links
- Potential To Create Modern Open-Plan Living
- Approximately Four Acres of Attached Grass and Woodland
- Off-Street Parking and Integral Garage
- POTENTIAL TO PURCHASE WITH NEIGHBOURING RIFLE BUTTS FARM FOR A COMBINED GUIDE PRICE OF £750,000
- Attractive and Private Landscaped Garden

