



**Norton House Thetford Road, Hartlepool TS25 2GG**



**welcome to**

## **Norton House Thetford Road, Hartlepool**

The luxurious bathroom suite adds a boutique hotel feel to this already remarkable home. Externally, the property enjoys a tranquil, almost secretive position, surrounded by trees and natural beauty. It's a home that feels worlds away from the hustle and bustle, yet remains within easy reach.

### **Entrance Vestibule**

Accessed via composite door to front, window to front, double doors leading to:-

### **Entrance Hall**

Solid wood staircase leading to first floor, 2 radiators.

### **Cloakroom**

Low level low flush WC, vanity wash hand basin, window to side, radiator.

### **Lounge**

24' 7" excluding bay x 19' 10" ( 7.49m excluding bay x 6.05m )

Bay window to front, window to side, open fire, decorative coved cornicing, picture rail, 3 radiators.

### **Dining Room**

18' 3" x 13' 8" ( 5.56m x 4.17m )

Coved cornicing, picture rail, feature fireplace, french doors to side, 2 radiators.

### **Kitchen**

18' 3" x 16' 4" ( 5.56m x 4.98m )

Wall and base units with granite working surfaces, central island, ceramic 1. 1/2 sink drainer unit, Range cooker, spotlights, window to side and rear.

### **Bedroom Or Playroom**

13' 8" x 14' 1" maximum ( 4.17m x 4.29m maximum )

Door to patio area, radiator.

### **First Floor Landing**

Ceiling to floor feature window, lounge area, 3 radiators, coved cornicing, cupboard.

### **Bedroom 1**

19' 3" into bay excluding wardrobes x 11' 5" ( 5.87m into bay excluding wardrobes x 3.48m )

Bay window to front, coved cornicing, fitted wardrobes, walk in wardrobe, radiator.

### **Bedroom 2**

7' 8" x 18' 8" maximum ( 2.34m x 5.69m maximum )

Window, coved cornicing, radiator.

### **Bedroom 3**

11' 9" x 9' 5" maximum ( 3.58m x 2.87m maximum )

Window to front, coved cornicing, radiator.

### **Dressing Room**

5' 1" x 9' 9" ( 1.55m x 2.97m )

Window to front, coved cornicing.

### **Bathroom**

Shower cubicle, "slipper" style bath, low level low flush WC, vanity wash hand basin, coved cornicing, spotlights, radiator, wood panelling.

### **Externally**

### **Front Garden**

### **Rear Courtyard**





***view this property online*** [mannersandharrison.co.uk/Property/HAR119283](https://mannersandharrison.co.uk/Property/HAR119283)



welcome to

## Norton House Thetford Road, Hartlepool

- WOODLAND SETTING
- PERIOD DETAIL
- GUEST CLOAKROOM
- ORNATE CEILING ROSES
- HIGH CEILINGS

Tenure: Freehold EPC Rating: E  
Council Tax Band: F

**£450,000**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [mannersandharrison.co.uk/Property/HAR119283](http://mannersandharrison.co.uk/Property/HAR119283)



Property Ref:  
HAR119283 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**manners & harrison**



**01429 261351**



[Hartlepool@mannersandharrison.co.uk](mailto:Hartlepool@mannersandharrison.co.uk)



Shrewsbury House 129 York Road,  
HARTLEPOOL, Durham, TS26 9DW



**[mannersandharrison.co.uk](http://mannersandharrison.co.uk)**