









## welcome to

# **Lustrum View, Stockton-On-Tees**

This modern three-bedroom detached family home, located in the sought-after area of Norton, offers a perfect blend of comfort, convenience, and style. Ideally situated close to local amenities, excellent public transport links, and schools, this property is perfectly positioned for family living.

## **Main Hallway**

Composite double glazed door to front, radiator LVT flooring, stairs to first floor

#### **Downstairs Wc**

Low level WC, radiator, wood panelling, UPVC double glazed window to side, pedestal mounted hand wash basin with mixer tap

## **Reception Room**

14' 8" x 14' 6" max ( 4.47m x 4.42m max )
UPVC double glazed bay window to front, UPVC
double glazed window to side, radiator, LVT flooring

### Kitchen/Diner

10' 3" x 15' 4" ( 3.12m x 4.67m )

UPVC double glazed window to rear, UPVC double glazed french doors to rear, range of matte wall and base units with contrasting laminate working surfaces, integrated induction hob, integrated electric oven, tiled splash back, single stainless steel sink with hose extension and drainer, plumbing for washing machine, plumbing for dishwasher, integrated extractor canopy, recess for fridge freezer, storage cupboard

# **First Floor Landing**

Wood panelling

## **Bathroom**

White panel bath, low level WC, radiator, shower screen, electric shower unit, tiled splash back, pedestal mounted hand wash basin with mixer tap, extractor fan, UPVC double glazed window to side

## **Bedroom 1**

11' 4" x 13' 6" max ( 3.45m x 4.11m max ) UPVC double glazed window to side, UPVC double glazed window to front, radiator, built-in storage cupboard

#### **En Suite**

Double walk-in shower with wall integrated mixer shower controls, tiled walls, extractor fan, low level WC, pedestal mounted hand wash basin with mixer tap, UPVC double glazed window to front, radiator

#### **Bedroom 2**

11' 11" max x 11' (3.63m max x 3.35m) UPVC double glazed window to side. UPVC double glazed window to front, radiator

#### **Bedroom 3**

8' 7" x 6' 4" (  $2.62m \times 1.93m$  ) UPVC double glazed window to front, radiator

#### **Front Garden**

Paved footpath, gravel area

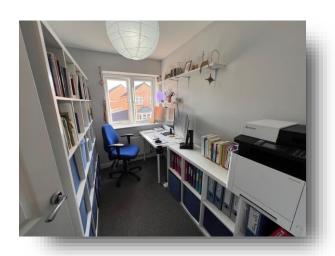
#### Rear Garden

Resin seating area, footpath, shed, gated access to double driveway, gravel area













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- OFF-STREET PARKING
- MASTER WITH EN SUITE
- FRONT AND REAR GARDENS
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR A WIDE RANGE OF BUYERS

Tenure: Freehold EPC Rating: B

£170,000



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