



Situated in the sought after location of Norton this wonderful family home built by Bellway Homes unfolds over 1,700. square feet and two meticulously designed floors. The ground floor houses a plethora of living spaces including a versatile garden room and conservatory, an impressive living room complete with a warm inviting fireplace, a practical utility room, a formal dining room situated off both the lounge and spacious kitchen that also has a breakfast area.. As we ascend to the first floor, four generously spaced bedrooms await, two of which feature ensuite bathrooms with bedroom 1 having a dressing area too. This property offers the perfect blend of design, functionality, and comfort, making for an ideal family home with gardens also to front and rear in addition to a double width driveway and double garage.

To view the property please contact Smith & Friends Estate Agents - Stockton-on-Tees.

**Westminster Oval, Norton, TS20 1UX**

**4 Bedroom - House - Detached**

**£365,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: F**



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## Westminster Oval, Norton, TS20 1UX

### Entrance Hallway

**16'3x6'5 (4.95mx1.96m)**

via front entrance door, stairs to landing, doors to lounge, kitchen/breakfast area and cloaks/w.c.

### Cloaks/w.c.

**5'3x2'7 (1.60mx0.79m)**

low level wc, wash hand basin

### Lounge

**16'2x11'1 (4.93mx3.38m)**

feature fireplace, window to front elevation, double doors to Dining Room.

### Dining Room

**11'4x9'10 (3.45mx3.00m)**

Double doors opening into Conservatory, door into Kitchen/Breakfast Area.

### Kitchen/Breakfast Area

**19'2x9'10 (5.84mx3.00m)**

a superb fitted kitchen with white gloss j-pull doors, 5 ring gas hob, electric double oven, integrated fridge and freezer, sink unit with drainer, door leading to garden room, space for breakfast table, door leading to utility.

### Utility

**9'10x5'8 (3.00mx1.73m)**

White gloss j-pull doors, plumbing for washing machine, wall mounted boiler concealed in cupboard, doors leading to rear garden and double garage.

### Conservatory

**15'4x10'8 (4.67mx3.25m)**

upvc double glazed windows to rear and french doors leading to rear garden, walkway through to Garden Room.

### Garden Room

**10'2x7'1 (3.10mx2.16m)**

Windows and French doors leading to Rear Garden, door leading to Kitchen/Breakfast Area.

### Landing

**14'6x4'11 (4.42mx1.50m)**

doors leading to bedrooms 1, 2, 3, 4 and bathroom/w.c. Built in airing cupboard.

### Bedroom 1

**18'4x10 (5.59mx3.05m)**

Window to front elevation, leading through to dressing area

### Dressing Area

**6'11x4'11 (2.11mx1.50m)**

door leading to en-suite 1.

### En-Suite 1

**6'10x6'1 (2.08mx1.85m)**

stylish double walk in shower area with shower, vanity unit with basin, low level w.c.

### Bedroom 2

**15'2x11'2 (4.62mx3.40m)**

Window to front elevation, Door leading to En-Suite 2

### En-Suite 2

**7'6x2'6 (2.29mx0.76m)**

Shower cubicle, wash hand basin, low level w.c.



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**Bedroom 3**  
11'5x11'4 (3.48mx3.45m)  
Window to rear elevation

**Bedroom 4**  
10'10x9'2 (3.30mx2.79m)  
Window to rear elevation, built in wardrobe.

**Bathroom/w.c.**  
6'11x6'2 (2.11mx1.88m)  
Suite comprising of bath, wash hand basin, low level w.c,

**Outside**  
To the front there is a double width driveway leading to a double garage. Paved footpath to front entrance door and a lawned garden. There is a path to the side via gated access to the rear garden. The rear garden is a good size, with patio areas enclosed by timber fencing and has an external water tap.

**Double Garage**  
17'x17' (5.18mx5.18m)  
2 manual up and over doors, lighting and power points, door leading to utility.



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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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