



Norton House, Thetford Road, TS25 2GG
5 Bed - House - Detached
£435,000

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



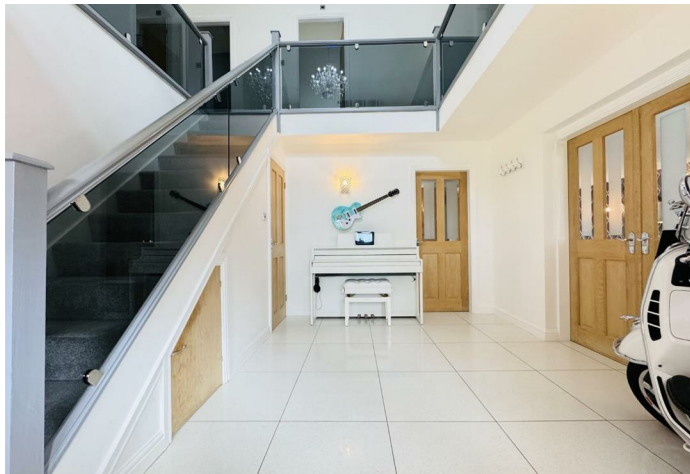
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ESTATE AGENTS

Norton House

Thetford Road Hartlepool TS25 2GG

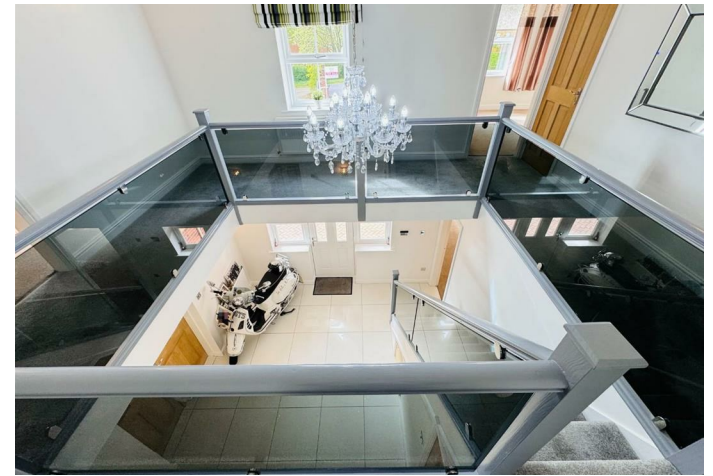
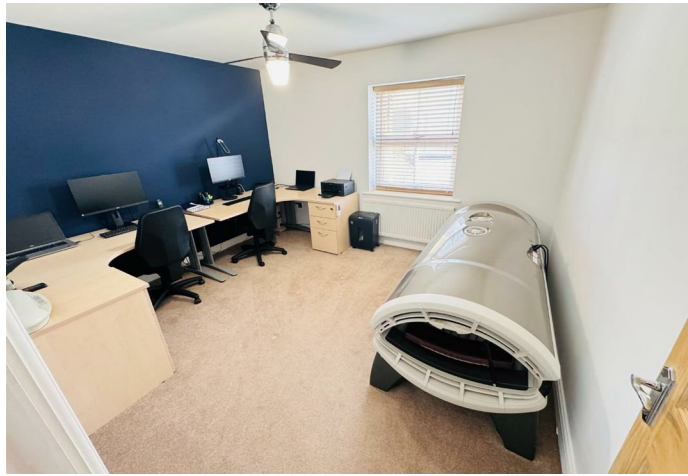
*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** A stunning and unique residence set back within a private gated part of Thetford Road known as Norton House. This enviable detached home offers exceptional family living with FIVE DOUBLE BEDROOMS, two extra large reception rooms and three modern bathrooms. Set amongst similar high calibre neighbouring property with a generous and favourable position including attractively landscaped gardens, double garage and parking for up to seven vehicles. Meticulously presented internally with modern fixtures and fittings, complemented by a number of recent upgrades and a wealth of extras, including custom hardwood double glazing, gas central heating, alarm and CCTV system. A rarity to the market, offering a unique opportunity, with an internal viewing highly recommended.

Close to 3000 sq. ft. of accommodation and a layout which briefly comprises: generous and inviting entrance hall with upgraded staircase and internal oak doors, useful guest cloakroom/WC, generous dual aspect family lounge with attractive fire surround, electric fire and double doors into the rear garden, large second reception room with additional fire surround and electric fire, impressive open plan kitchen/diner with modern units, matching island and access to the separate utility room. To the first floor is a galleried landing with glass balustrading and access to five spacious bedrooms, with bedrooms one and two benefitting from modern en-suite shower rooms, whilst the remaining bedrooms are served by the family bathroom, incorporating a four piece suite and chrome fittings. All wardrobes are included in the asking price.









Accessed via a private tree lined road and set back within this exclusive part of the Fens Estate. The home is approached by a long gravelled entrance with electric wrought iron gates. To the right is a grassed area with established trees allowing privacy, whilst a low maintenance front includes a well kept lawn and extensive block paved driveway leading up to the detached double garage. An impressively landscaped garden warps around the side and rear of the property with manicured lawn, patio areas and artificial turf. The rear garden includes a variety of fruit trees, large storage shed and hot tub area with pergola over. A great place for entertaining both family and friends. The detached double garage is currently used as a home gym, with mirror fronted storage and with an electric steel roller shutter door. We understand from the owner that gym the equipment, hot tub and various items can be included under separate negotiation.

GROUND FLOOR

GENEROUS ENTRANCE HALL

12'4 x 13'4 (3.76m x 4.06m)

Accessed via double glazed entrance door with matching double glazed side windows, modern sparkling granite tiled flooring, recently upgraded stairs with glass balustrading and under stairs storage cupboard, upgraded oak internal doors to each room, double radiator, double doors into the lounge.

GUEST CLOAKROOM/WC

2'6 x 5'6 (0.76m x 1.68m)

Fitted with a modern two piece white suite comprising: corner wall mounted wash hand basin with chrome mixer tap, close coupled WC, matching sparkling granite tiled flooring, half tiled walls, extractor fan.

DUAL ASPECT FAMILY LOUNGE

12'10 x 30'4 (3.91m x 9.25m)

A generous dual aspect lounge with two double glazed windows to the front aspect, double glazed French doors to the rear garden, attractive fire surround with chrome electric fire, bespoke mirror above, fitted carpet, convactor radiator, door to the kitchen.

ADDITIONAL RECEPTION ROOM

14'3 x 25'6 (4.34m x 7.77m)

A spacious second reception room with double glazed bay window to the front aspect, additional double glazed window to the side aspect, fitted carpet, attractive feature fire surround with inset chrome electric fire, convactor radiator to bay window plus another additional radiator.

LARGE KITCHEN/DINER

27'1 x 16'3 (8.26m x 4.95m)

Fitted with an extensive range of 'oak' style units to base and wall level with complementing sparkling granite worktops with matching splashback featuring an inset one and a half bowl single drainer ceramic sink unit with modern spray mixer tap, built-in Hotpoint oven with matching four ring gas hob above and extractor hood over, all finished in brushed stainless steel, additional white 'brick' style tiling to splashback, recess with plumbing for dishwasher, plumbed in 'American' style fridge/freezer, integrated fridge and freezer (all kitchen appliances included), two three drawer units to base level, matching island with breakfast bar area, lighting to granite kickboards, granite skirting boards, sparkling granite tiled flooring, two double glazed windows to the rear aspect, inset spotlighting to ceiling, additional double glazed window to the side aspect, two convactor radiators.

USEFUL UTILITY ROOM

5'11 x 7'1 (1.80m x 2.16m)

Fitted with a matching range of units to base and wall level with sparkling granite worktop and matching splashback, recess with plumbing for washing machine (not included), wall mounted Baxi Duo Tec boiler, sparkling granite tiled flooring, useful storage cupboard housing tumble dryer (not included), double glazed door to the rear garden with matching side windows, single radiator.

FIRST FLOOR

GALLERIED LANDING

16' x 15'5 (4.88m x 4.70m)

A delightful galleried landing overlooking the entrance hall with chandelier light fitting over. The landing further features a useful storage cupboard, fitted carpet and double radiator.

BEDROOM ONE

12'11 x 17'11 (3.94m x 5.46m)

Two double glazed windows to the rear aspect, free standing wardrobes, fitted carpet, ceiling fan, double radiator, access to:

EN-SUITE SHOWER ROOM/WC

3'5 x 14'7 (1.04m x 4.45m)

Upgraded with a modern three piece suite and chrome fittings comprising: double walk-in shower area with Vevor overhead shower and separate attachment, protective glass shower screen, large inset wash hand basin with chrome mixer tap and white gloss vanity cabinets below, modern wall mounted LED mirror above with bluetooth speakers, concealed WC with white gloss back and vanity area above, attractive tiling to walls with modern panelling to shower splashback, additional panelling to ceiling with extractor fan, convactor radiator.

BEDROOM TWO

10'4 x 14'7 (3.15m x 4.45m)

Modern free standing wardrobes, two double glazed windows to the rear aspect, fitted carpet, ceiling fan, double radiator, access to:

EN-SUITE SHOWER ROOM/WC

3'10 x 10'4 (1.17m x 3.15m)

Fitted with a modern three piece suite comprising: double shower cubicle with chrome frame, glass panelled sliding door and chrome overhead shower with separate attachment, pedestal wash hand basin with chrome mixer tap, close coupled WC, tiling to splashback and flooring with tiled skirting boards, extractor fan, modern 'column' style graphite radiator.

BEDROOM THREE

14'1 x 12'9 (4.29m x 3.89m)

Modern free standing wardrobes, two double glazed windows to the front aspect, fitted carpet, double radiator.

BEDROOM FOUR

12'11 x 12'3 (3.94m x 3.73m)

Modern free standing wardrobes, two double glazed windows to the front aspect, fitted carpet, double radiator.

BEDROOM FIVE

10'11 x 12'8 (3.33m x 3.86m)

Currently used as a home office with double glazed window to the rear aspect, fitted carpet, ceiling fan, double radiator.

FAMILY BATHROOM/WC

8'8 x 14'7 (2.64m x 4.45m)

Fitted with a modern four piece suite and chrome fittings comprising: panelled bath with central chrome mixer tap, corner shower cubicle with chrome frame, glass panelled sliding doors and chrome electric shower, pedestal wash hand basin with chrome mixer tap, close coupled WC, attractive tiling to splashback, being full height to shower level, matching tiled flooring, large wall mounted vanity mirror, double glazed window to the rear aspect, extractor fan, chrome heated towel radiator.

EXTERNALLY

To the front is a low maintenance open plan lawn with an extensive block paved driveway which continues alongside the property to the garage. The front and side area feature an attractive brick boundary wall, security lighting and CCTV. The rear garden incorporates a manicured lawn, artificial turf, paving and pebbled BBQ area alongside a private hot tub area to the side with pergola over. The side and rear further benefit from security lighting and CCTV. A useful storage shed to the rear of the garage is included in the asking price, whilst the hot tub can remain under separate negotiation. The gardens enjoy a high degree of sun light with cleverly placed patio areas ideal for enjoying the sun during the summer months.

DETACHED DOUBLE GARAGE / GYM

19'3 x 18'8 (5.87m x 5.69m)

Currently used as a home gym, with remote controlled steel roller shutter door to the front, personal door to the side, built-in storage with mirrored front, overhead storage, sockets and lighting.

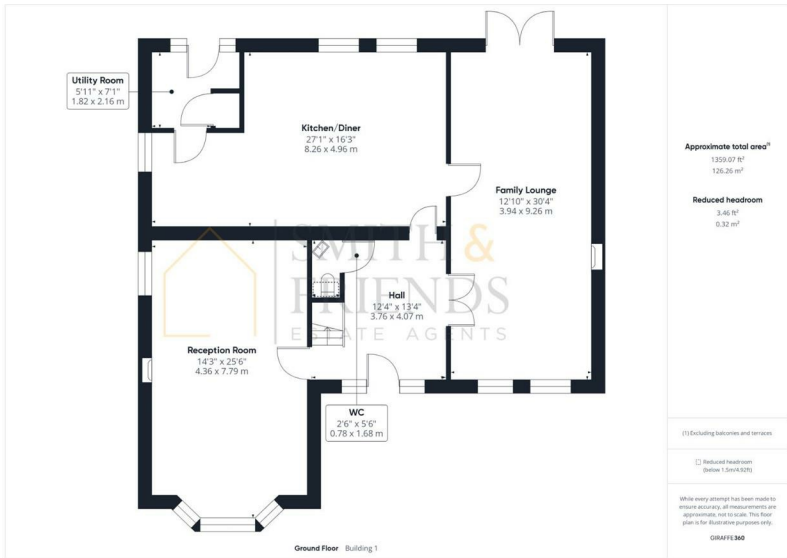
LOCATION / ACCESS

Access is via the South Fens part of Catcote Road close to the roundabout approaching Barford Close. Known locally as the 'Black Path' providing a pedestrian walk through and private access to this exclusive part of the estate. Double electric wrought iron gates open to a gravelled entrance towards the property. For additional information contact the office.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(69-80) C		
(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	

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. Smith & Friends Estate Agents 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.

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