

NEWLANDS AVENUE, NORTON, STOCKTON-ON-TEES, TS20 2PQ



- ▲ Flexible family home with ground floor en-suite bedroom
- ▲ Four double bedrooms and a box room
- ▲ Spacious lounge diner ideal for entertaining
- ▲ Well-equipped shaker-style kitchen with integrated appliances and wine cooler
- ▲ Bright conservatory overlooking the garden
- ▲ A large beautiful, mature rear garden with versatile, detached garden lodge

- ▲ Stylish family bathroom with spa bath and separate shower
- ▲ Driveway, large garage, store and established gardens
- ▲ Highly sought-after Norton location close to schools, amenities and village life
- ▲ A home that grows with your family and adapts to every stage of life

£250,000

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Tucked away in one of Norton's well-established residential locations, this versatile family home is about far more than its generous accommodation, ready for immediate occupancy, and significantly larger than equivalent properties in the area – it's about creating a lifestyle that effortlessly adapts as life changes. Whether you're raising a family, welcoming visiting relatives or looking for flexible multi-generational living, this home offers the space to do it all.

Imagine relaxed Sunday mornings gathered around the spacious kitchen diner before opening the conservatory doors and letting the garden become an extension of your living space. Children have room to play safely on the lawn, summer barbecues spill onto the patio, while the detached garden lodge provides the perfect escape as a home office, hobby room, gym or peaceful retreat.

The generous dual-aspect lounge diner creates an inviting setting for entertaining friends or simply unwinding after a busy day, while the ground floor bedroom with its own accessible en-suite wet room offers outstanding flexibility for guests, teenagers, independent family members or anyone seeking single-level accommodation.

Upstairs, three further bedrooms and a luxurious family bathroom featuring both a spa bath and separate shower ensure everyone has their own space, while the additional box room offers an ideal study, gaming room or creative workspace.

Beyond your front door, you'll enjoy everything Norton is renowned for. Independent cafés, restaurants, village pubs, local parks, excellent schools and everyday amenities are all within easy reach, creating the perfect balance between convenience and community.

GROUND FLOOR

ENTRANCE HALL - Double glazed entrance door to entrance hall with laminate flooring, window light and door to central hall and access to ground floor bedroom with en-suite and cloakroom/WC.

CLOAKROOM/WC - With double glazed window to the rear aspect, low level WC and vanity unit.

CENTRAL HALL - With cupboard under stairs and radiator.

GROUND FLOOR BEDROOM - 2.54m x 2.13m (min) (8'4" x 7' (min))
With double glazed windows to the side and rear aspects, twin radiator and built-in cupboards.

EN-SUITE WET ROOM - With low level WC, wash hand basin and shower. Tiled walls and floor, panelled ceiling, extractor fan and double glazed window to the front aspect.

TO VIEW: Tel: 01642 355000

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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LOUNGE DINER - 6.45m x 4m (max) (21'2" x 13'1" (max))

With double glazed window to the front aspect and double glazed bay window to the front aspect, two twin radiators, Adam style fireplace with marble back and hearth and living flame gas fire, and circular window light to the kitchen.

KITCHEN DINER - 5.2m x 2.84m (max) (17'1" x 9'4" (max))

With under stairs pantry and twin radiator. Generous range of shaker style fitted kitchen with wall, drawer, and floor units, glass display unit, complementary worktops, integrated microwave, high level oven and grill, four ring gas hob with overhead hood, integrated slimline dishwasher, integrated wine cooler, integrated fridge freezer and integrated washing machine. Door to ...

CONSERVATORY - 2.36m x 3.76m (max) (7'9" x 12'4" (max))

With double glazed windows overlooking the rear garden, half laminate flooring and half carpet, twin radiator, built-in airing cupboard and access to the garden.

FIRST FLOOR

LANDING - With double glazed window to the rear aspect and loft access.

BEDROOM ONE – 4m (13'1") x 2.95m (9'8") (max) to rear of wardrobes

With double glazed window to the front aspect, single radiator, mirror fitted wardrobes and fitted wardrobes.

BEDROOM TWO - 3.15m x 3.56m (10'4" x 11'8")

With double glazed window to the side aspect, Velux window to the rear aspect, single radiator, built-in wardrobes and built-in cupboards.

BEDROOM THREE - 2.95m x 2.97m (max) (9'8" x 9'9" (max))

With double glazed window to the front aspect and single radiator.

LOFT ROOM - 3.28m x 1.07m (10'9" x 3'6") excluding recess

With double glazed window to the rear aspect, built-in cupboard over stairs, fitted desk to recess and loft access.

BATHROOM - 2.5m x 3.15m (8'2" x 10'4") excluding recess

With double glazed windows to the front, side and rear aspects, low level WC with hidden cistern, vanity unit with cabinet below, corner shower enclosure with power shower and jets, corner spa bath, tiled walls, panelled ceiling, single radiator and heated towel rail.

EXTERNALLY

Externally there is a long triple length garage, greenhouse, two storage / sheds, sensory aspects of the garden including water feature/pond, patio areas, flower and wildflower areas, extensive lawns and ample space for both relaxation and play. If wanted, whilst it would need planning, you could use the space and build a small second property.

The rear garden's measure approximately 83m².

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - LJ/LS/STO260433/29072026

Council Tax Band: C **Tenure:** Freehold

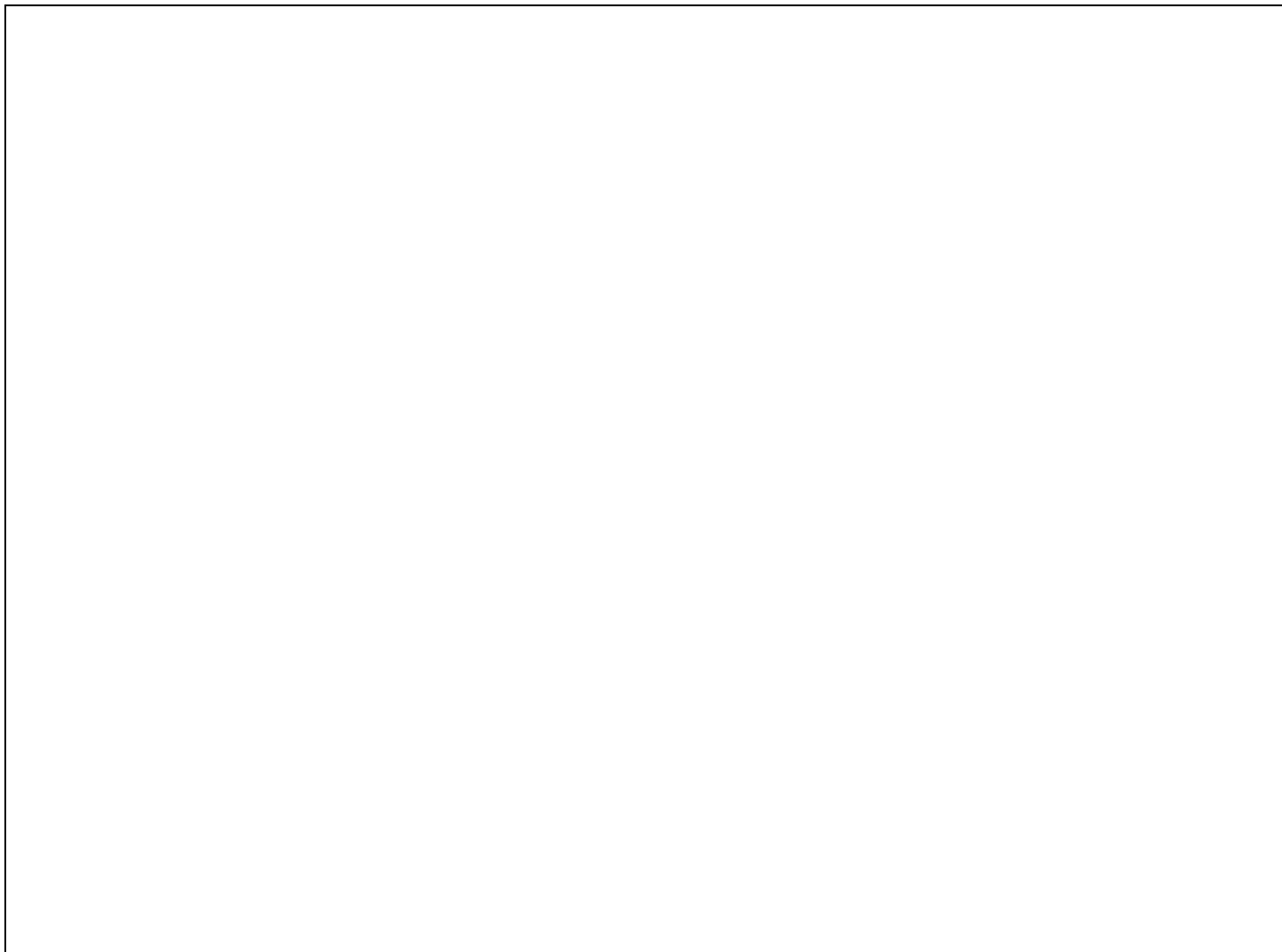


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