



## Mill Lane, Norton, Stockton-On-Tees, TS20 1LG

Located on Mill Lane in Norton, this beautifully refurbished end terrace cottage offers a thoughtful mix of traditional character and contemporary upgrades. Immaculately presented throughout, the home has been upgraded by the current owner, including a recently installed air-source heat pump system.

You enter into a stunning open plan ground floor where herringbone flooring runs throughout. The lounge area feels warm and inviting with shutters, electric blinds and a log burner. This flows naturally into a high-spec kitchen with slimline modern worktops, a peninsular island, high gloss cupboards, vaulted ceiling and quality integrated appliances including a Miele oven, induction hob and dishwasher. From here, there is direct access to the private courtyard via French doors.

An oak staircase leads to the first floor, which is entirely open plan. The bedroom sits beneath two Velux windows and opens into a generous dressing area fitted with built-in wardobes. A door leads through to the stylish shower room, finished with smart-controlled lighting, black detailing, tiled floor and walls.

Externally, the rear courtyard is low maintenance and paved with raised borders, offering a lovely outdoor space. On street parking is available nearby.

Perfect for a first time buyer, downsizer or anyone seeking a unique home with a premium finish, the cottage enjoys an fantastic position just off Norton Green. Green spaces such as Norton Green and the Duck Pond are only a short stroll away, adding to the village feel. Commuters are well served by excellent transport links, with easy access to the A19 and A66. Rail links in the surrounding area and the convenience of Teesside International Airport make longer distance journeys equally easy.

A beautifully modernised home, ready to move straight into and ideal for anyone seeking something truly individual in this popular Norton location.

£210,000



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## LOUNGE

14'6" x 13'11" (4.42m x 4.24m )

## KITCHEN/DINING ROOM

25'11" x 10'8" (7.90m x 3.25m)

## LANDING

## MASTER BEDROOM

14'2" x 13'2" (4.32m x 4.01m)

## LARGE DRESSING AREA

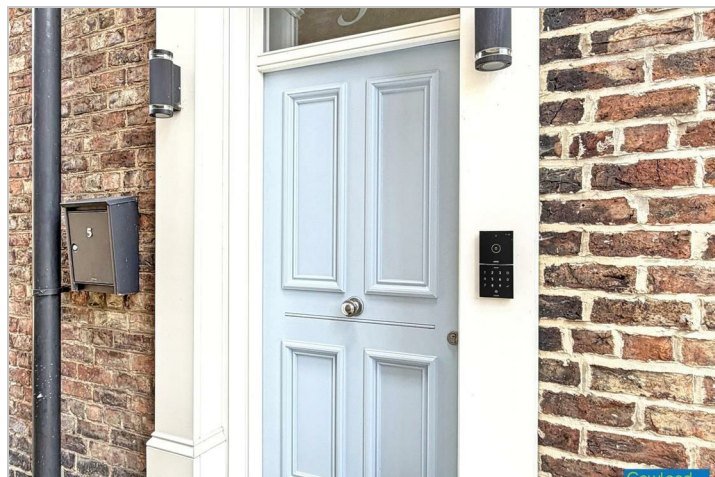
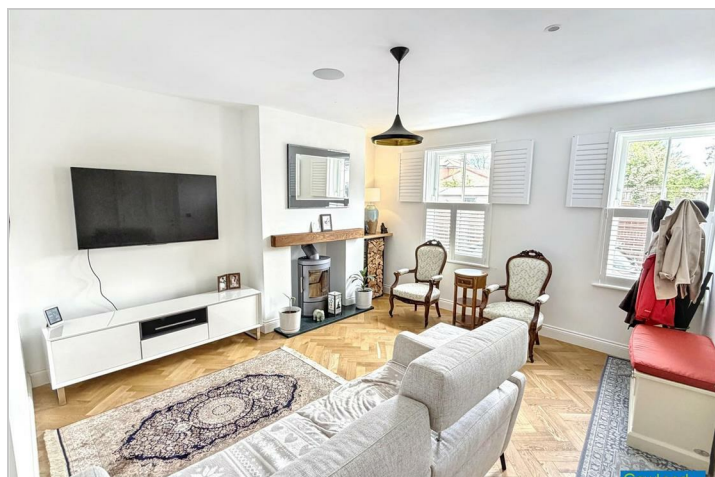
14'6" x 7'3" (4.42m x 2.21m)

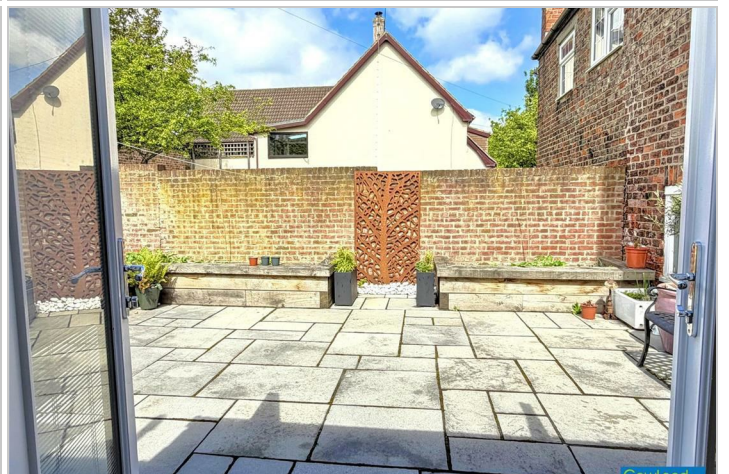
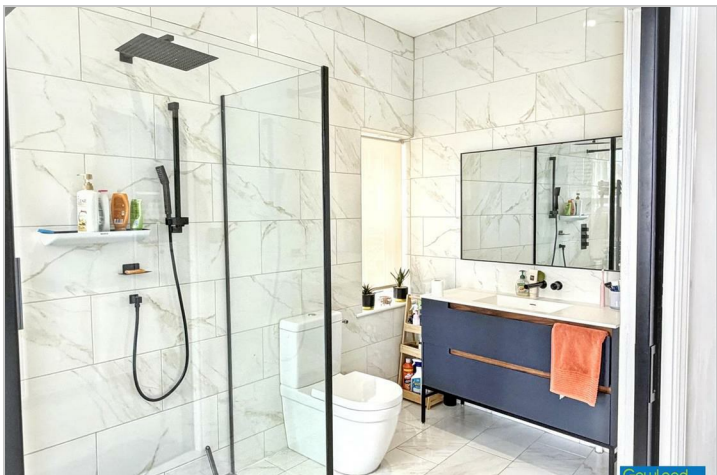
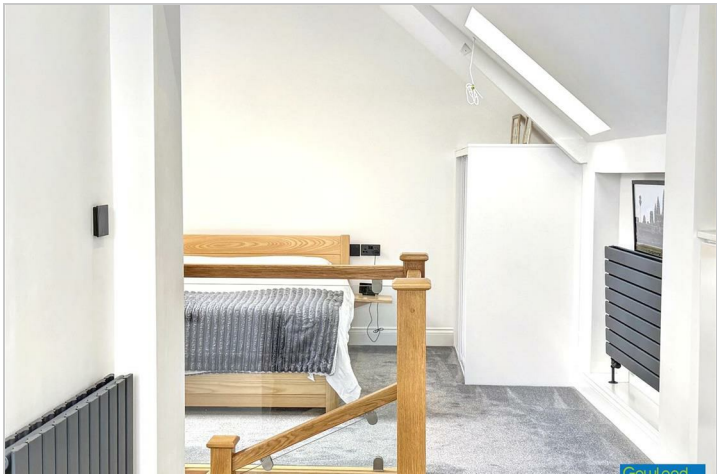
## SHOWER ROOM

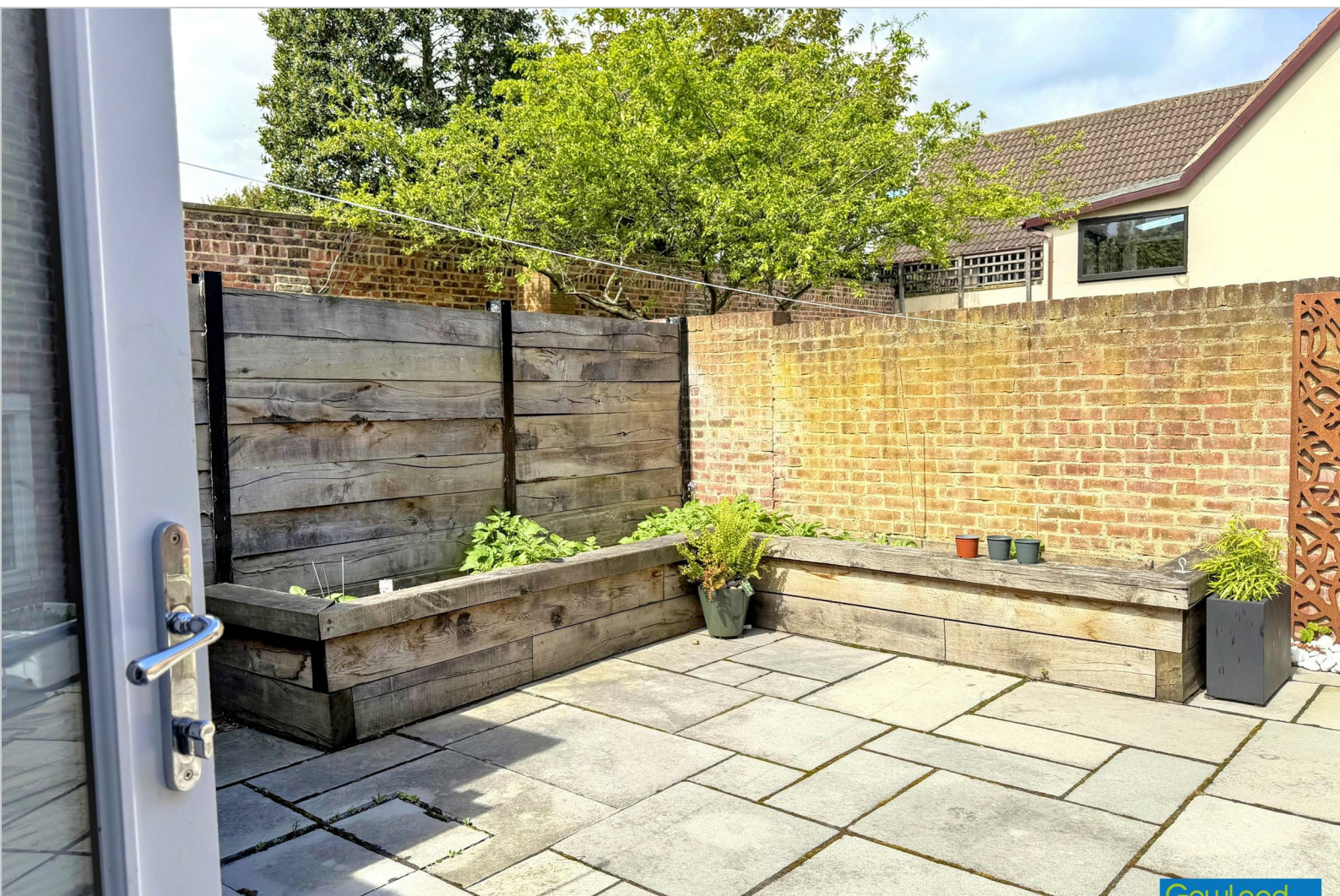
14'6" x 6'5" (4.42m x 1.96m)

## AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



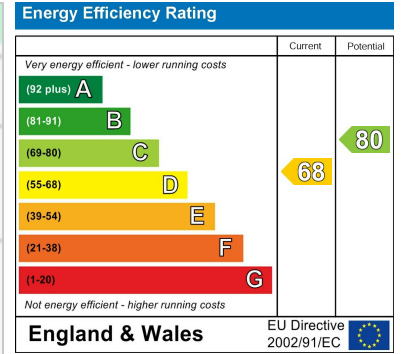




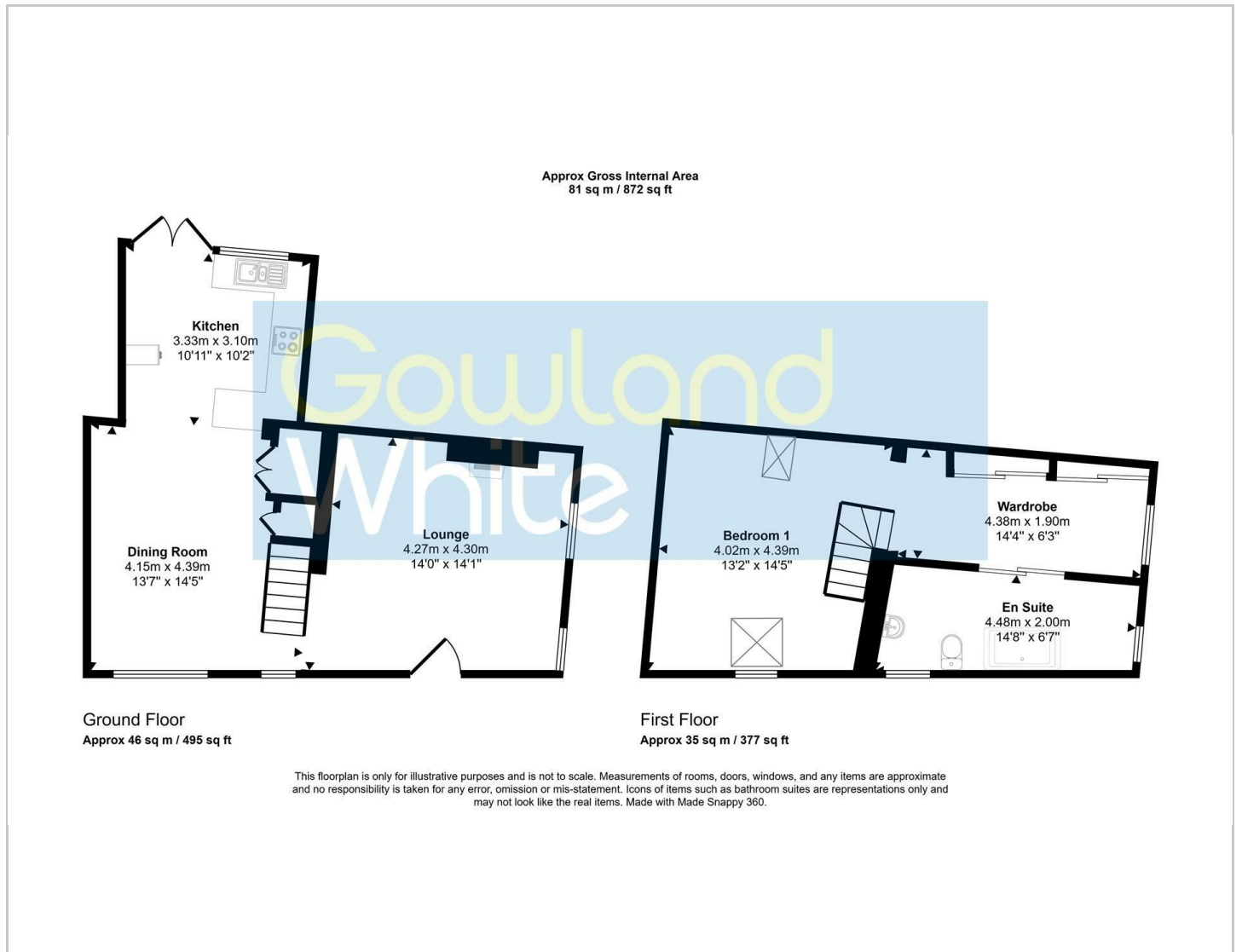
## Map



## EPC graph



## Floor Plan



## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.