GowlandWhite

Draycott Close, Norton, Stockton-On-Tees, TS20 1ST

Occupying a generous corner plot within a desirable cul-de-sac position, this beautifully presented three bedroom semi-detached home offers stylish modern living, excellent outdoor space and convenient access to local amenities and major road links.

The accommodation begins with an entrance porch leading into a comfortable and contemporary lounge, featuring substantial understairs storage. The lounge opens into a separate dining room, with double patio doors providing direct access to the impressive rear garden. The modern kitchen is fitted with a range of attractive shaker-style units, complemented by an electric oven and induction hob.

To the first floor are three bedrooms, with the main bedroom benefiting from fitted mirror fronted wardrobes. The accommodation is completed by a modern family bathroom fitted with a contemporary white suite.

Externally, the property benefits from a driveway providing parking for two to three vehicles, with a side access gate leading to the generous enclosed south facing rear garden. The garden has undergone a complete makeover within the last 12 months and provides an excellent combination of lawned and decked areas, mature shrubs and planting, additional seating spaces and useful storage sheds. The large decked patio creates an ideal setting for outdoor dining and entertaining.
Further benefits include gas central heating via a combination boiler and double glazing.

The property is ideally positioned for access to the A19 and A66, while a range of local amenities, supermarkets and schools are also within easy reach.

An excellent opportunity to acquire a superbly maintained family or starter home.

£174,950

3 1 2 C

Draycott Close, Norton, Stockton-On-Tees, TS20 1ST

LOUNGE
13'6" x 13'11" (4.11m x 4.24m)

DINING ROOM
10'6" x 7'3" (3.20m x 2.21m)

KITCHEN
9'8" x 6'3" (2.95m x 1.91m)

LANDING

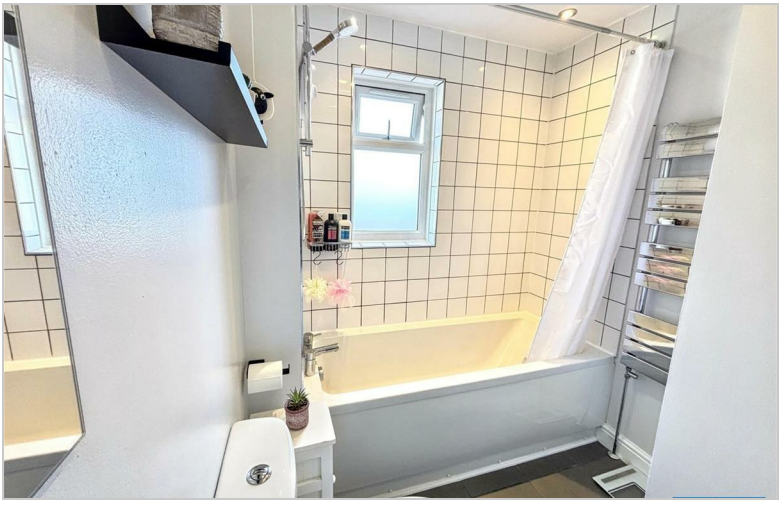
BEDROOM ONE
10'4" x 8'5" (3.15m x 2.57m)

BEDROOM TWO
9'4" x 7'3" (2.84m x 2.21m)

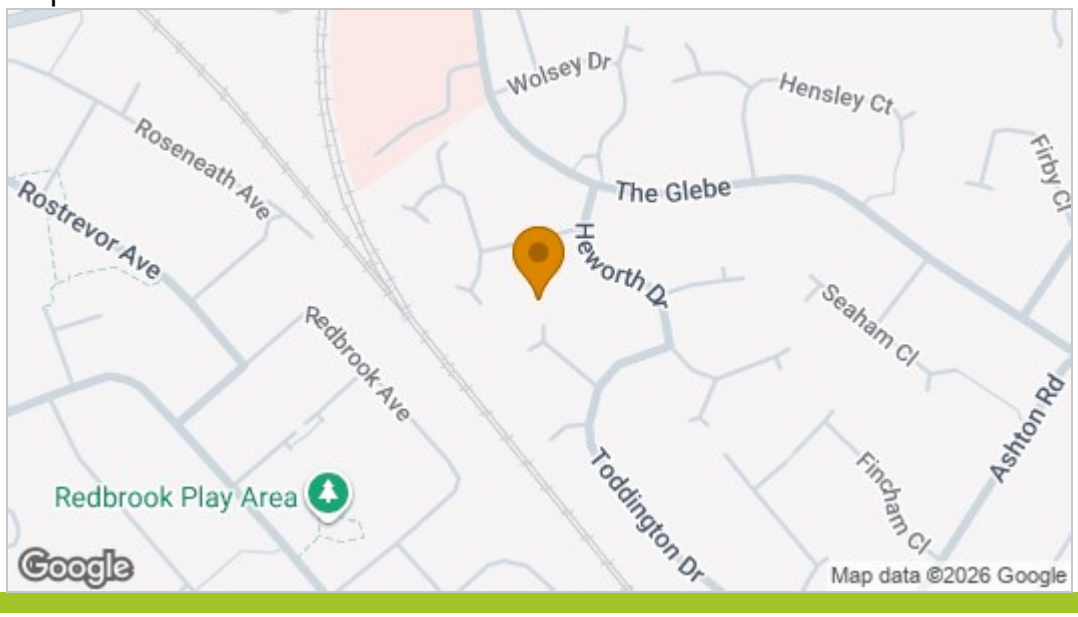
BEDROOM THREE
6'6" x 5'10" (1.98m x 1.78m)

BATHROOM
7'6" x 6'2" (2.29m x 1.88m)

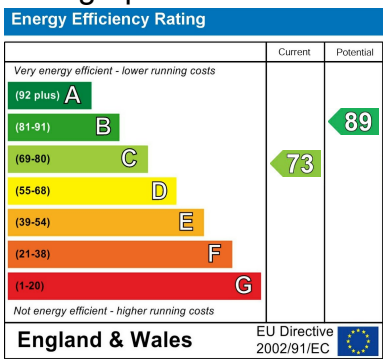
AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc.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



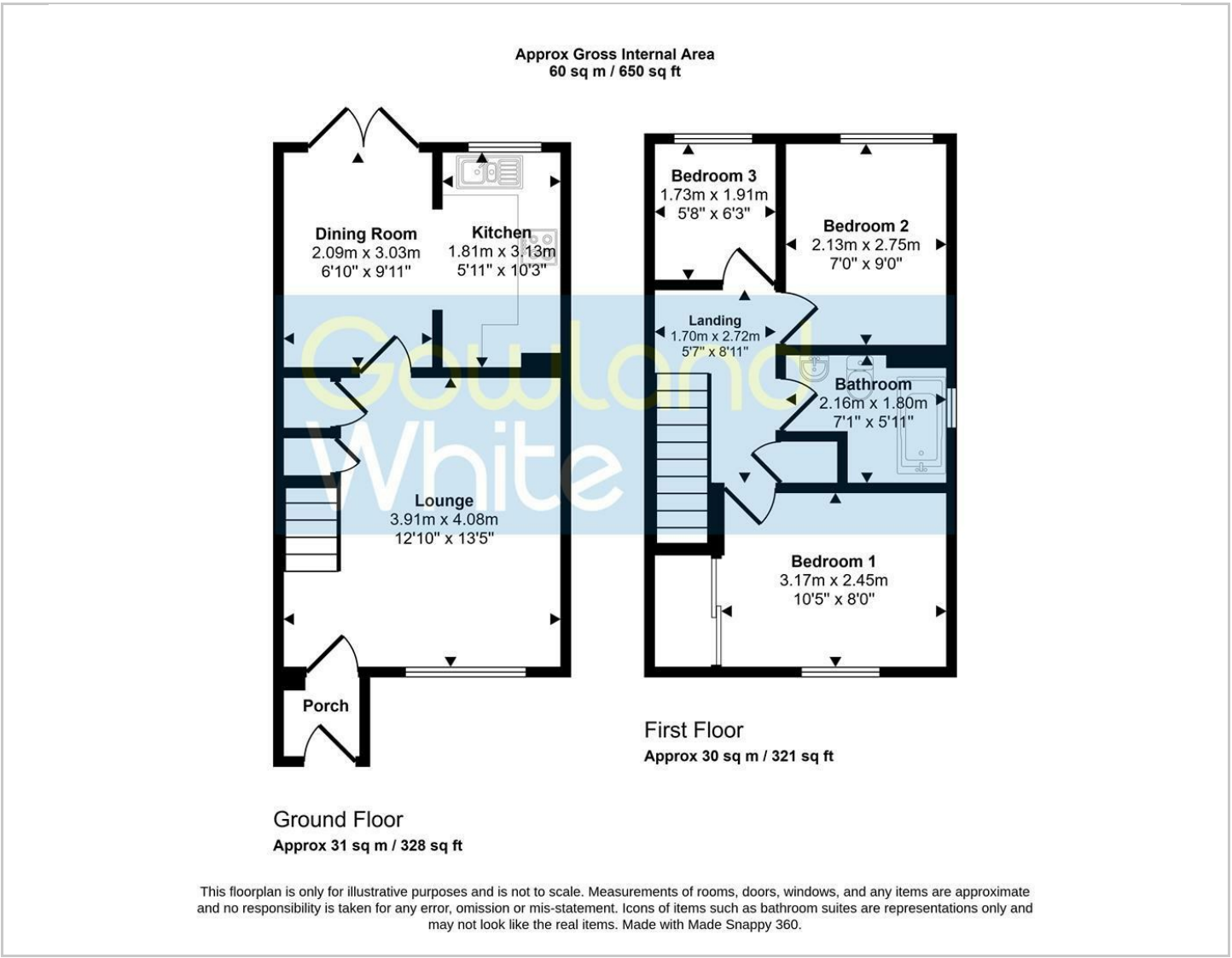
Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

17 Bishop Street, Stockton on Tees, TS18 1SY
Tel: 01642 615657 Email: stockton@gowlandwhite.co.uk https://www.gowlandwhite.co.uk/