



Potts Close, Norton, Stockton-On-Tees, TS20 1FJ

Tucked away in a cul de sac on this ever popular Norton Gardens estate off Junction Road, this attractive three bedroom detached home offers a rare chance to secure one of only four properties of its style in the entire development.

The house has been thoughtfully arranged to suit modern family life, beginning with an entrance hall that leads to a comfortable lounge. To the rear, the open plan kitchen/dining space features integrated fridge freezer, oven, hob and dishwasher, with French doors opening directly onto the garden. A separate utility room with side access and a ground floor WC add practicality.

Upstairs, the generous master bedroom enjoys its own en-suite shower room, while two further bedrooms are served by a stylish family bathroom.

The West facing rear garden provides a lovely setting, with a mix of lawn and patio. A detached garage and off-street are available to the front and the home benefits from UPVC double glazing and gas central heating throughout.

Set within a well regarded residential area, the property is perfectly placed for local amenities, reputable schools and excellent transport connections. Norton Village Green and the vibrant High Street, with its cafés, bars and independent shops, are only a short stroll away.

£265,000



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HALLWAY

LOUNGE

12'9" x 12'3" (3.89m x 3.73m)

KITCHEN/DINING ROOM

17'11" x 9'3" (5.46m x 2.82m)

UTILITY

5'7" x 5'4" (1.70m x 1.63m)

DOWNSTAIRS WC

5'4" x 3' (1.63m x 0.91m)

LANDING

BEDROOM ONE

12'9" x 10'8" (3.89m x 3.25m)

EN SUITE

5'10" x 5'10" (1.78m x 1.78m)

BEDROOM TWO

9'6" x 9'3" (2.90m x 2.82m)

BEDROOM THREE

9'6" x 6'6" (2.90m x 1.98m)

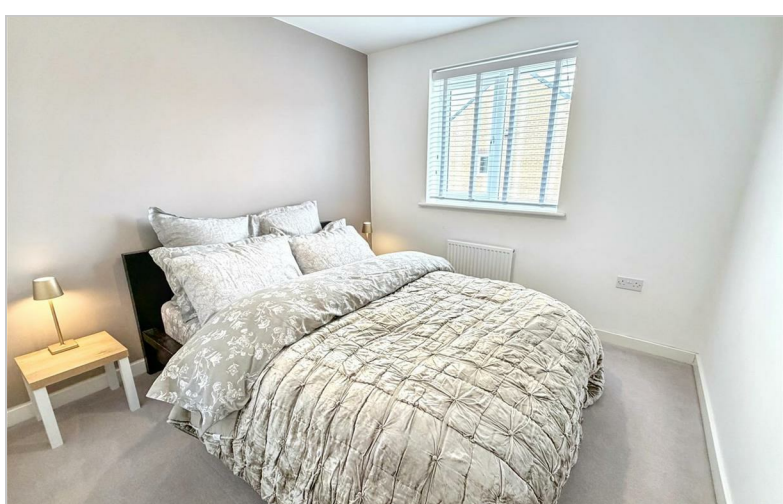
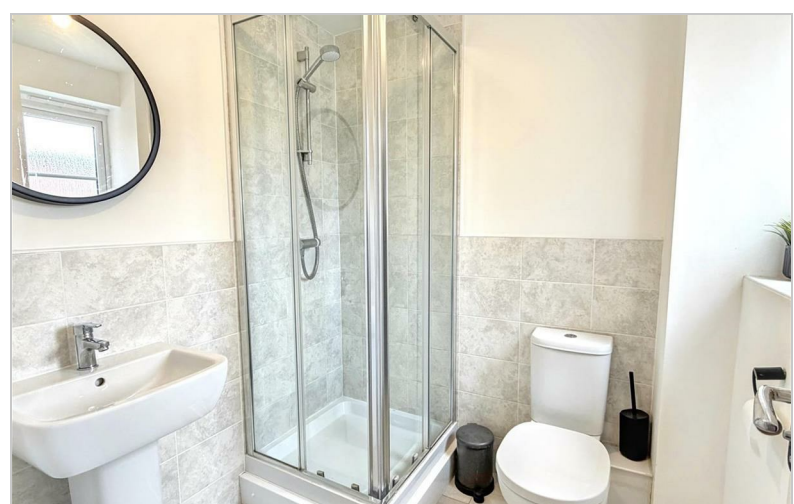
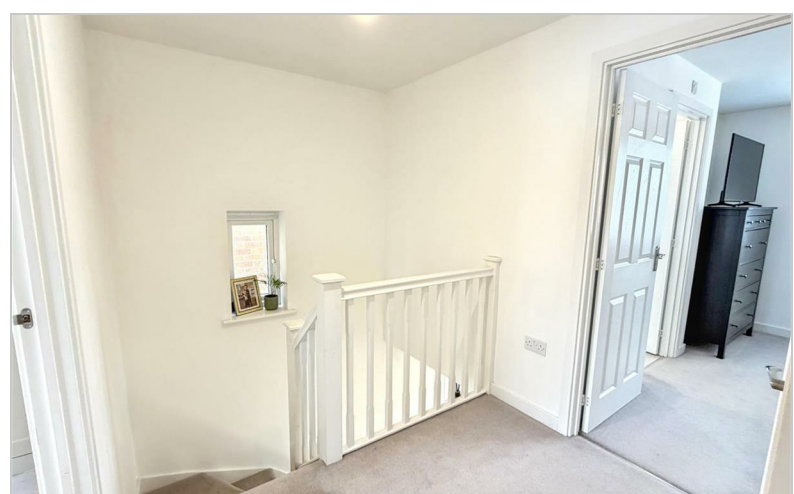
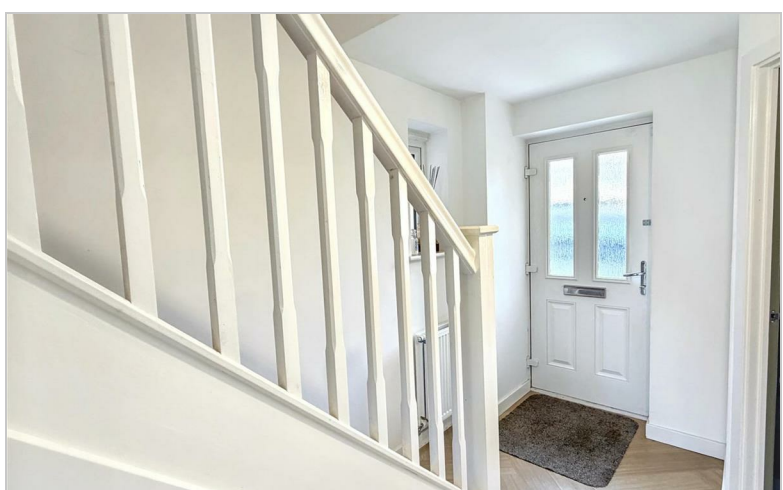
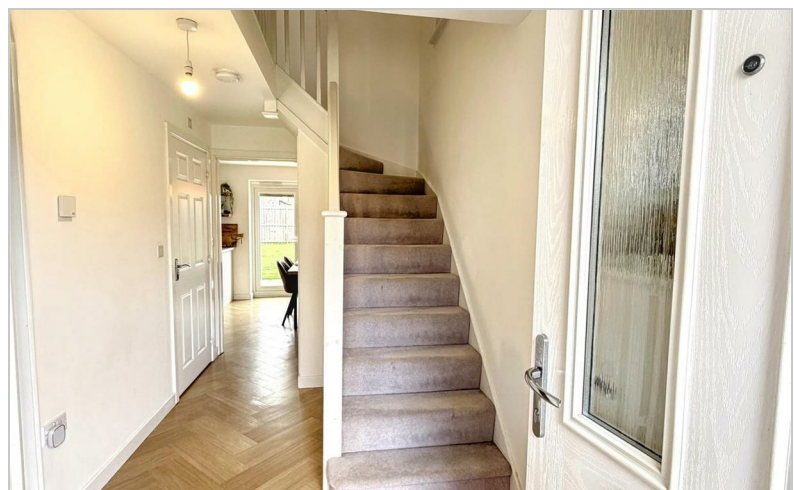
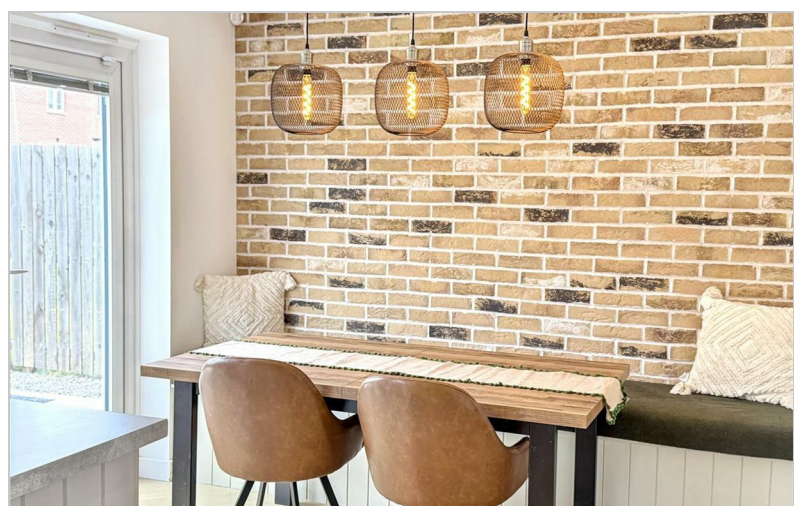
BATHROOM

6'9" x 5'6" (2.06m x 1.68m)

AML PROCEDURE

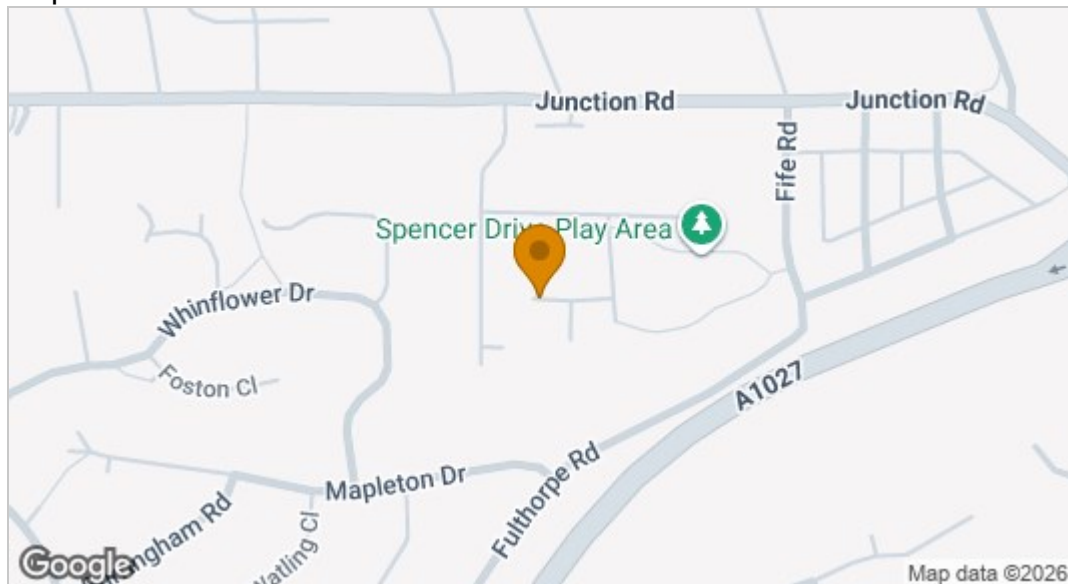
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Map

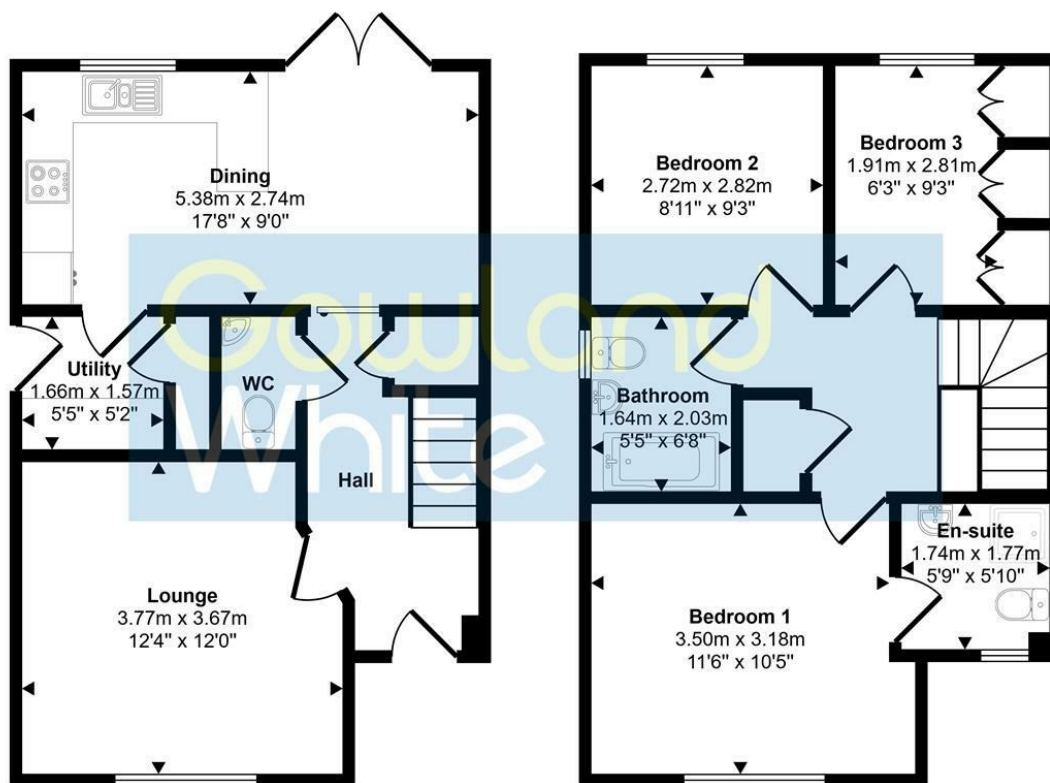


EPC graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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

Floor Plan

Approx Gross Internal Area
85 sq m / 915 sq ft



Ground Floor
Approx 42 sq m / 454 sq ft

First Floor
Approx 43 sq m / 461 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING

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

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