



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.

£179,500



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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.







A map of the Redbrook area in Warrington, showing the location of Redbrook Play Area. The play area is marked with a green tree icon and labeled in green text. Surrounding streets include Roseneath Ave, Rostrevor Ave, Redbrook Ave, Wolsey Dr, Hensley Ct, The Glebe, Heworth Dr, Seaham Ct, Fincham Ct, Ashton Rd, and Toddington Dr. A red shaded area is visible in the upper left. The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		89 73
England & Wales EU Directive 2002/91/EC		

Approx Gross Internal Area
60 sq m / 650 sq ft

The first floor plan shows a central landing area with a staircase leading up and down. To the left of the landing is a Study (1.73m x 1.91m / 5'8" x 6'3"). To the right of the landing is Bedroom 2 (2.13m x 2.75m / 7'0" x 9'0"). Below the landing is a Bathroom (2.16m x 1.80m / 7'1" x 5'11") and at the bottom is Bedroom 1 (3.17m x 2.45m / 10'5" x 8'0").

Study
1.73m x 1.91m
5'8" x 6'3"

Bedroom 2
2.13m x 2.75m
7'0" x 9'0"

Landing
1.70m x 2.72m
5'7" x 8'11"

Bathroom
2.16m x 1.80m
7'1" x 5'11"

Bedroom 1
3.17m x 2.45m
10'5" x 8'0"

First Floor
Approx 30 sq m / 321 sq ft

Ground Floor
Approx 30 sq m / 328 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.

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

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