



Burringham Road  
Norton, Stockton-On-Tees

£269,950  
ENERGY RATING: D-64

An extended two double bedroom, two reception room detached bungalow set on a corner plot, located just off Mapleton Drive in the highly sought after Glebe area of Norton. The immaculately presented property comprises; entrance hall, lounge, separate dining room, modern kitchen with NEFF appliances, two double bedrooms with fitted wardrobes and a contemporary shower room. There are well maintained lawned gardens to the front & rear of the property with a long block paved driveway to the side leading to a detached garage. Energy Rating: D-64. Council Tax Band C £2286.31pa. NO ONWARD CHAIN!!



- Two Double Bed Detached Bungalow
- Two Spacious Reception Rooms
- Modern Kitchen & Shower Room
- Block Paved Drive & Detached Garage
- Excellently Presented Throughout
- Sought After Location. No Chain!!
- Energy Rating: D-64
- Council Tax Band C £2286.31pa

## Entrance Hall

Composite entrance door with leaded light, storage cupboard, access to loft, coving and a radiator.

## Lounge

**5.59m x 3.61m (18'4" x 11'10")**

Front aspect UPVC double glazed bow window, feature fireplace with inset gas living flame fire, coving, ceiling rose and a radiator.

## Dining Room

**4.85m x 3.00m (15'10" x 9'10")**

Rear aspect UPVC double glazed window, coving, ceiling rose, radiator, opening to:

## Kitchen

**2.99m x 2.53m (9'9" x 8'3")**

Side & rear aspect UPVC double glazed windows, a range of white base & wall units with black marble effect rolled worksurfaces & tiled splashbacks incorporating a ceramic sink with mixer tap, gas hob with extractor over, built-in double oven, built-in microwave, space & plumbing for washing machine & tumble dryer, radiator and a side aspect UPVC door leading to the garden.

## Bedroom One

**3.75m x 3.13m (12'3" x 10'3")**

Front aspect UPVC double glazed bow window, range of fitted wardrobes, coving and a radiator.

## Bedroom Two

**3.13m x 2.72m (10'3" x 8'11")**

Rear aspect UPVC double glazed window, range of fitted wardrobes, coving and a radiator.

## Shower Room

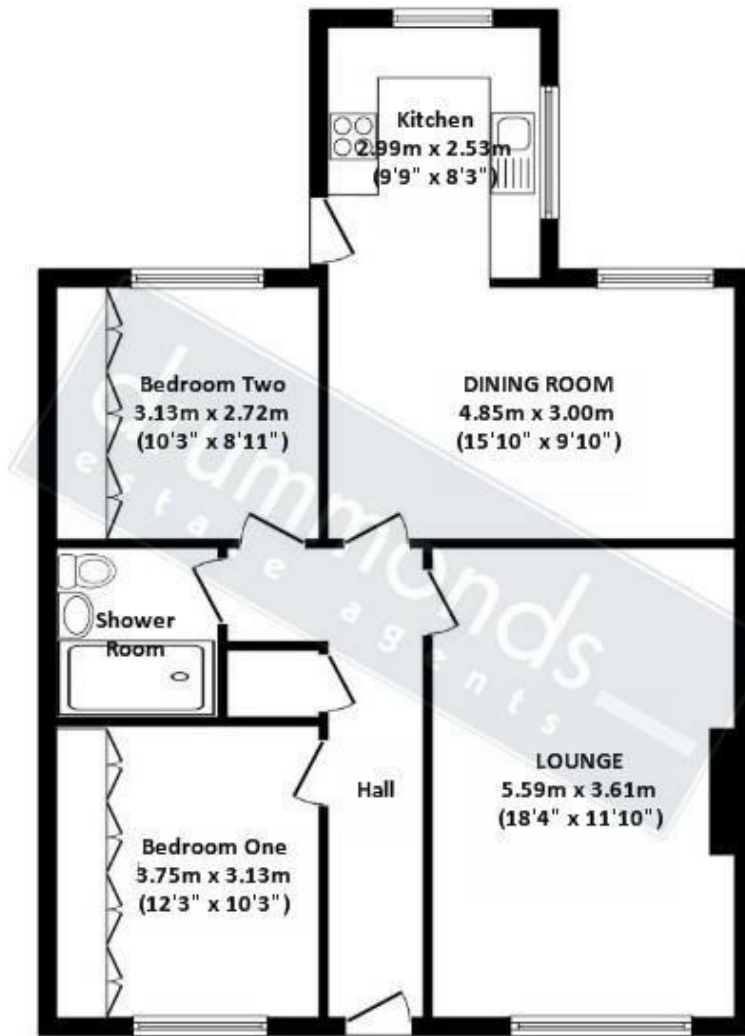
Side aspect UPVC double glazed window, walk-in double shower cubicle with thermostatic mixer rainfall shower, vanity unit housing wash basin & low level WC with concealed cistern. Fully tiled walls, coving and a chrome heated towel rail.

## Externally

Set on a corner plot with well maintained lawned gardens to the front & rear of the property with a long block paved driveway to the side providing parking for multiple vehicles and leading to a detached single garage.







Measurements are approximate. Not to scale.  
For illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>73</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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