



## Rook Lane, Stockton-On-Tees, TS20 1SB

**£350,000**

An exceptional opportunity to acquire this beautifully presented and extensively modernised four bedroom detached family home, situated in the highly sought after area of Crooksbarne, Norton. Upgraded throughout to an outstanding standard, this remarkable property is ready to move straight into and early viewing is strongly recommended. From the moment you arrive, the property impresses with its attractive red brick exterior, striking dark gable cladding, stylish composite front door, well-maintained front garden and driveway with detached garage. Inside, the welcoming entrance hallway sets the tone for what is to follow. The spacious living room features a sleek inset panoramic gas fireplace and flows seamlessly through to the dining area, which opens via French doors to the rear garden, ideal for entertaining. The showpiece of the home is undoubtedly the stunning high-gloss kitchen diner, complete with quartz worktops, a large central island with induction hob and breakfast bar, integrated appliances and LED mood lighting throughout. A ground floor cloakroom completes the downstairs accommodation.

To the first floor are four well-proportioned bedrooms, including two generous doubles, and a beautifully finished monochrome family bathroom with full-length bath and shower.

Outside, the generous and beautifully established rear garden features a large lawn, mature planting, a patio perfect for al fresco dining and excellent privacy throughout. Located in one of Norton's most prestigious and sought after neighbourhoods, this truly outstanding family home must be viewed to be fully appreciated.

## Entrance Hallway



A beautifully presented entrance hallway that sets the tone for the rest of this stylish home. Finished in a contemporary neutral palette, the space features elegant light wood-effect flooring.

## Reception/Living Room 14'6" x 12'11" (4.42 x 3.96)



A truly impressive and generously proportioned living room that immediately catches the eye. Beautifully presented in a crisp neutral décor with plush grey fitted carpet underfoot. The focal point of the room is an inset panoramic gas fireplace, perfect for cosy evenings in. Full-height curtains frame the front-facing window, flooding the room with natural light.

What makes this room particularly special is its seamless flow through to a separate dining area beyond, which in turn opens out via French doors to the rear garden, creating a wonderful sense of space and connectivity ideal for both family life and entertaining. A room that really has to be seen to be appreciated.

## Kitchen/Diner 20'0" x 11'5" (6.1 x 3.5)



This quite exceptional kitchen diner is sure to be the highlight of any viewing. Fitted with a superb range of high-gloss anthracite grey units to both wall and base level, complemented by striking white quartz worktops and upstands that create

a bold, contemporary contrast. The centrepiece is a substantial island unit with integrated induction hob, generous breakfast bar seating for four, and stylish LED plinth lighting beneath, perfect for casual dining and socialising.

Further benefits include integrated appliances, an undermounted sink with chrome mixer tap, under-cabinet mood lighting, and a trio of elegant pendant lights overhead that add warmth and ambiance to the space. Laid with attractive light wood-effect flooring throughout, the room is bathed in natural light courtesy of multiple windows and direct access via bifold doors to the rear garden.

The generous dining area sits seamlessly alongside, comfortably accommodating a large dining table and chairs, making this the ultimate open-plan space for family life and entertaining alike. A truly outstanding room that must be seen in person to be fully appreciated.

## WC



A tastefully appointed ground floor cloakroom, finished to a high standard throughout. The room is fully tiled in warm cream ceramic tiles from floor to ceiling, creating a clean and cohesive feel. Fitted with a contemporary white vanity unit with handy storage cupboard beneath, a wall-mounted wash hand basin with chrome mixer tap, and a close-coupled WC. A chrome ladder-style heated towel rail adds both practicality and a touch of luxury. Natural light floods in via a frosted window, and a white panel ceiling completes the polished finish. A real bonus for any busy family home.

**Bathroom 6'3" x 6'1" (1.91 x 1.87)**



A beautifully fitted family bathroom finished to a high specification throughout, boasting a sleek and contemporary monochrome design. The room features large format grey marble-effect wall panels with striking black trim detailing, creating a sophisticated, on-trend look. Fitted with a modern three-piece white suite comprising a close-coupled WC, a wall-hung vanity unit with drawers beneath and a matt black mixer tap, and a full-length panel bath with a frameless glass shower screen over.

Recessed LED spotlights to the white panelled ceiling provide excellent illumination throughout, while a frosted window allows natural light to filter in. The dark tiled flooring ties the scheme together perfectly, completing what is a very stylish and well-appointed room that would not look out of place in a luxury show home.

**Bedroom 1 (Front) 13'5" x 10'7" (4.11 x 3.25)**

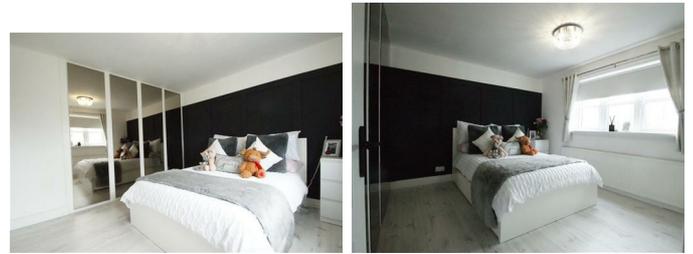


A generously sized double bedroom with a wonderful blend of classic charm and natural warmth. Beautiful original stripped pine floorboards run throughout, adding real character and a timeless quality to the space. The room is neutrally decorated, providing a

wonderfully calm and restful atmosphere, and benefits from an excellent range of fitted wardrobes with full-width slatted louvre doors, offering substantial storage whilst adding a charming rustic feel.

Easily accommodating a king-size bed and freestanding furniture, this is a spacious and comfortable principal bedroom with plenty of room to personalise and make your own.

**Bedroom 2 (Rear) 10'7" x 10'2" (3.23 x 3.12)**



A very well presented and stylish double bedroom, decorated in a bold contemporary scheme with a striking dark feature wall providing a dramatic backdrop to the bed. A full range of floor-to-ceiling fitted wardrobes with mirrored sliding doors runs the full width of one wall, offering exceptional storage whilst beautifully reflecting the natural light and creating a real sense of space and luxury.

Laid with light wood-effect flooring and finished with crisp white walls, the room has a modern, clean aesthetic that would appeal to a wide range of buyers. A generous and versatile room, equally suited as a guest room or second principal bedroom.

**Bedroom 3 (Front) 10'7" x 9'5" (3.25 x 2.89)**

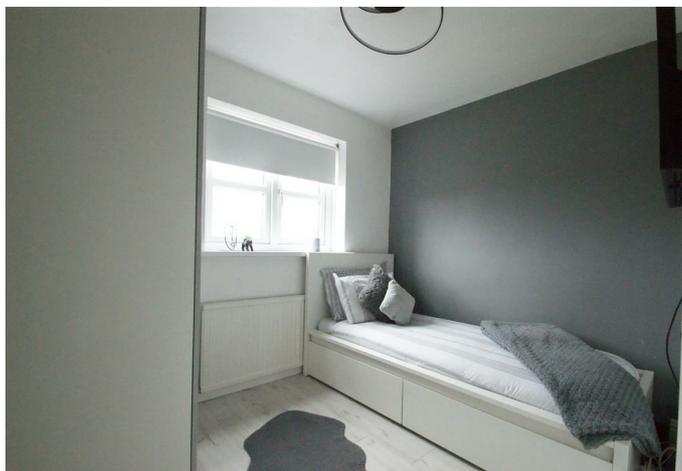


A charming and well-proportioned single bedroom, currently presented as a beautifully styled bedroom but equally suited as a home office, nursery or guest room. Decorated in a soft

and calming colour palette of blush pink and warm grey, with a statement grey feature wall adding depth and a contemporary edge.

Laid with light marble-effect flooring throughout, the room is bright and airy. There is space for a dressing table or desk alongside the bed, with a built in storage cupboard, making this a practical and versatile room.

#### Bedroom 4 (Rear) 9'3" x 7'3" (2.82 x 2.21)



A neat and well-presented fourth bedroom, ideal as a child's room, nursery or home office. Decorated in a clean, contemporary grey and white scheme with a bold grey feature wall, the room has a fresh and modern feel throughout. Light wood-effect flooring runs underfoot, and a good-sized window allows plenty of natural light to fill the space.

A compact but perfectly formed room that makes excellent use of the available space and completes what is a very impressive four-bedroom family home.

#### Garden



The rear garden is a real highlight of this exceptional family home and must be seen to be fully appreciated. A generous and beautifully established plot, predominantly laid to lawn with well-stocked curved borders housing a wonderful variety of mature shrubs, ornamental plants and spring flowering bulbs that provide colour and interest throughout the seasons.

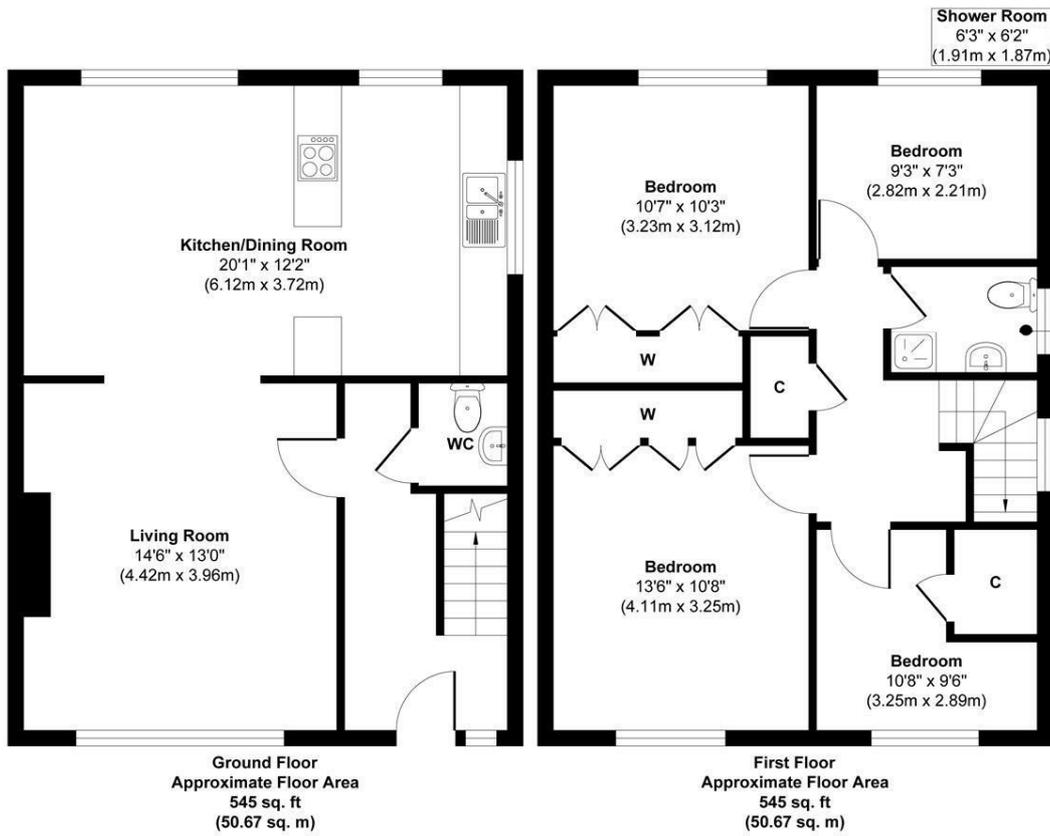
A characterful mature tree takes centre stage, providing natural shade and a wonderful focal point, with decorative topiary balls adding a touch of charm and personality. A paved patio area directly off the French doors from the kitchen diner provides the perfect spot for al fresco dining and entertaining, with plenty of space for outdoor garden furniture. The garden is enclosed by timber panel fencing to all boundaries, ensuring privacy, and features additional areas of planted borders and a timber garden outbuilding to one side.

This is a wonderfully private, mature and well-tended outdoor space that will delight keen gardeners and families alike, the perfect complement to an already outstanding home.

#### Single Garage

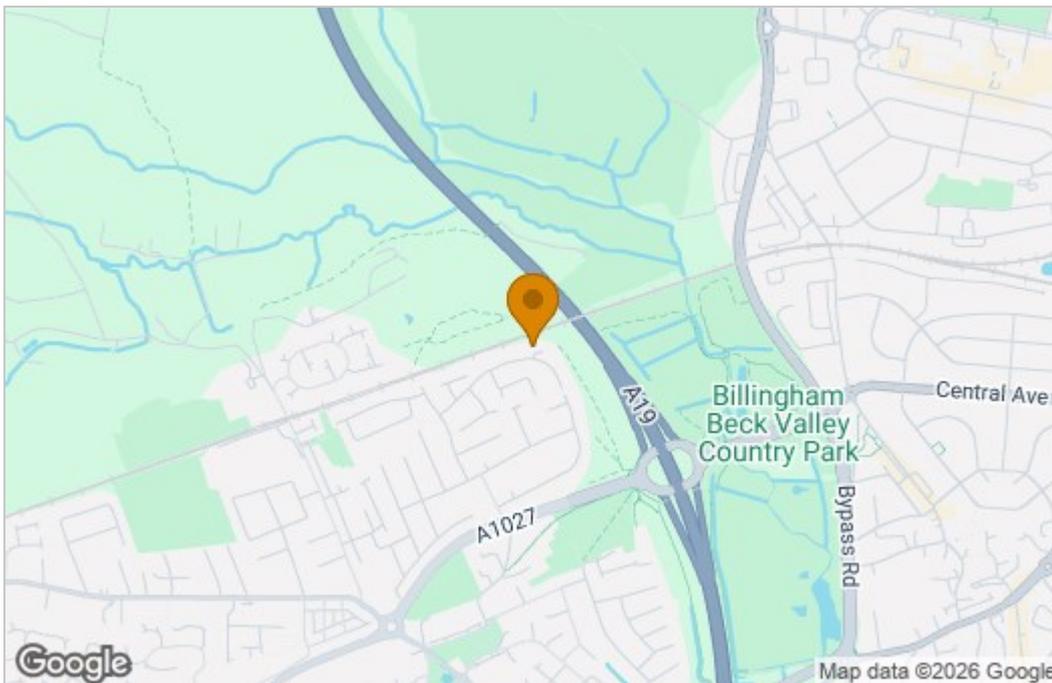
# Floor Plan

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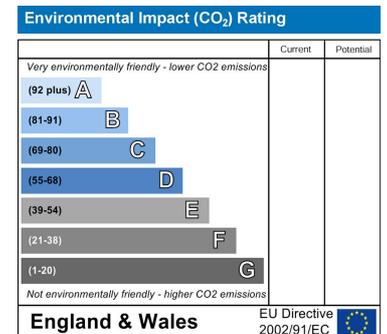
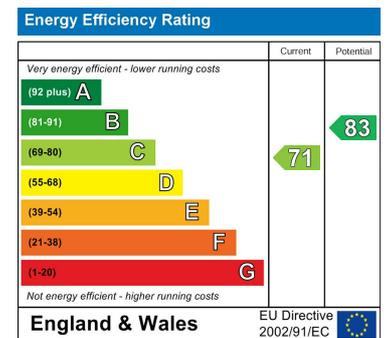


**Approx. Gross Internal Floor Area 1090 sq. ft / 101.34 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

# Area Map



# Energy Efficiency Graph



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