



To buy

## 4 bed semi-detached house to buy in TS20

Countisbury Road, Norton,  
Stockton-on-Tees, Durham, TS20 1PZ

# £395,000

🛏 x4 🪑 x4 🚿 x3

Tenure

**Freehold**

## Property features

- ✓ EPC RATING C
- ✓ OPEN-PLAN FAMILY LIVING
- ✓ THREE EN-SUITE DOUBLE
- ✓ LOFT ROOM
- ✓ EPC Rating C

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Step inside and prepare to be amazed by the exemplary accommodation on offer having been diligently extended and thoughtfully remodelled to provide expansive living space adapted for modern family requirements and coupled with a landscaped 160ft wildlife rear garden!

Rare to the market and situated in one of Teesside's most aspired locations, just off Junction Road and moments from Norton Village, this impressive family home must be viewed at the earliest opportunity with the accommodation very briefly comprising; Entrance Porch and open-plan Reception Hallway, bay-fronted Living Room with feature panelling, 24' open-plan Kitchen/Dining/Family Room with vaulted ceiling flowing through to an additional Family Snug and separate spacious Conservatory enjoying panoramic views over the leafy rear garden. For functionality, a large Utility Room is also provided with a walk-in Pantry and separate ground floor Shower Room.

Leading upstairs to the first floor, a half galleried Landing features bespoke library shelving and a cosy window seat whilst also providing access to three double Bedrooms which are all fitted with individual En-Suite Shower/Bathrooms, whilst the Master also offers the exclusivity of a fully fitted walk-through Dressing Room. From a turned fixed staircase, the second floor can be accessed where a carefully planned loft conversion provides additional habitable accommodation with twin rear aspect skylights enjoying far-reaching views towards the Cleveland Hills.

Stepping outside, the gardens have been expertly landscaped to provide a triple-width driveway to the front, before leading through a side gate to the inspiring rear garden offering a unique haven for both wildlife and families alike. Tucked away behind a privacy hedge, the garden extends and is ideal for entertaining featuring an outdoor Kitchen and 4m Cabin with triple aspect sliding doors as well as twin potting sheds, greenhouses and raised beds for home-grown produce.

One not to be missed by any family seeking modern and abundant space and a sought-after Norton location.

Council Tax Band: D

Tenure: Freehold

Price: £395,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Construction materials: Brick and block

Heating: Gas

Electric: National Grid

Water: Direct mains water

## GROUND FLOOR

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### Porch & Reception Hallway

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### Living Room

3.91m x 3.58m (12'9" x 11'8")

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### Utility Room with Pantry

4.93m x 2.39m (16'2" x 7'10")

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### Shower Room

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### Open-Plan Kitchen

7.32m x 7.16m (24'0" x 23'5")

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### Dining Area

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### Family Snug

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### Conservatory

5.18m x 4.90m (16'11" x 16'0")

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## FIRST FLOOR

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### Landing



### Master Bedroom

3.91m x 3.40m (12'9" x 11'1")

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### Dressing Room

## En-Suite Bathroom



## Bedroom Two

3.61m x 2.46m (11'10" x 8'0")

## En-Suite Shower Room

## Bedroom Three

3.25m x 2.54m (10'7" x 8'4")

## En-Suite Shower

## SECOND FLOOR

## Craft/Hobby Room

6.17m x 3.91m (20'2" x 12'9")

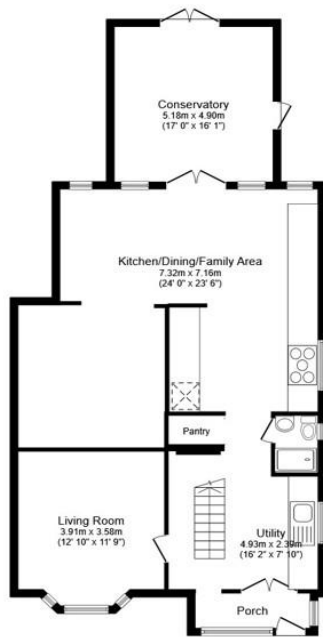
## EXTERNALLY

## Triple-Width Driveway



## Rear Garden





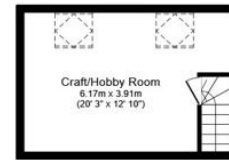
**Ground Floor**

Floor area 110.8 m<sup>2</sup> (1,192 sq.ft.)



**First Floor**

Floor area 65.2 m<sup>2</sup> (702 sq.ft.)



**Second Floor**

Floor area 21.7 m<sup>2</sup> (234 sq.ft.)

**TOTAL: 197.8 m<sup>2</sup> (2,129 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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