

SUMMERHOUSE SQUARE, NORTON, STOCKTON-ON-TEES, TS20 1BH



- ▲ Hidden behind Norton's historic High Street
- ▲ Modern detached house with air sourced heating
- ▲ Secluded location providing a tranquil retreat from work life
- ▲ Within easy reach of local amenities and transport links
- ▲ Two spacious bedrooms, top quality bathroom and en-suite
- ▲ Beautiful living spaces comprising lounge, breakfast kitchen and dining room

- ▲ Sympathetic architecture blending style and sophistication
- ▲ Private walled courtyard for relaxation and cobbled frontage
- ▲ Gated off-street parking and garage
- ▲ Perfect for those seeking a contemporary and inviting home
- ▲ Potential luxury air B'n'B property * Subject to consents
- ▲ Offered with no onward chain

£325,000

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Hidden behind Norton's historic High Street, this modern detached house offers a perfect blend of style and sophistication. Boasting two spacious bedrooms, a top quality bathroom + en-suite and beautiful living spaces. This luxurious property is perfect for those seeking a contemporary and inviting home. The property features private walled courtyard for relaxation and cobbled frontage. Having both off-street parking and a garage, convenience is key for busy professionals or families. The secluded location provides a tranquil retreat from the hustle and bustle of work life, while still being within easy reach of local amenities and transport links. Don't miss out on the opportunity to make this stunning property your new home or Boujee Air B'n'B.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door to entrance hall with staircase to the first floor, under stairs cloakroom/WC and Karndean flooring with under floor heating.

CLOAKROOM/WC - With low level WC, wash hand basin and store cupboard.



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LIVING ROOM - 3.8m x 3.63m (12'6" x 11'11")

With double glazed windows to the front and rear aspects and Kardean flooring with under floor heating.

OPEN PLAN KITCHEN DINER - 7.14m x 3.8m (max) (23'5" x 12'6" (max))

With double glazed window to the front aspect, double glazed window to the rear aspect, glazed door to the rear and Kardean flooring with under floor heating. Shaker style kitchen units in classic Ivory with solid wood worktops incorporating an inset stainless steel sink with mixer tap, range cooker with glass splashback and overhead hood, space for fridge freezer, integrated washing machine and integrated dishwasher.

FIRST FLOOR

LANDING - With double glazed window to the front aspect and pull down loft access ladder.

BEDROOM ONE - 3.84m x 3.43m (12'7" x 11'3")

With double glazed window to the front aspect, mirrored fitted wardrobes and plinth heating.

EN-SUITE - Comprising walk-in shower enclosure with drench style shower, vanity unit with granite top and cabinet below, low level WC with hidden cistern, tiled floor and skirting board, double glazed window to the front aspect, spotlights to ceiling, shaver point, extractor fan and chrome heated towel rail.

BEDROOM TWO - 2.3m x 2.8m (7'7" x 9'2")

With double glazed window to the front aspect and plinth style heating.

BATHROOM - With two Velux windows to the rear aspect, low level WC with hidden cistern, vanity unit with cabinet below, double shower enclosure with drench style shower and shower attachment, two seater side panelled bath, spotlights to ceiling, extractor fan, heated towel rail and tiled floor and skirting.

AGENTS REF: - LJ/LS/BIL190189/11072025

Council Tax Band: D **Tenure:** Freehold

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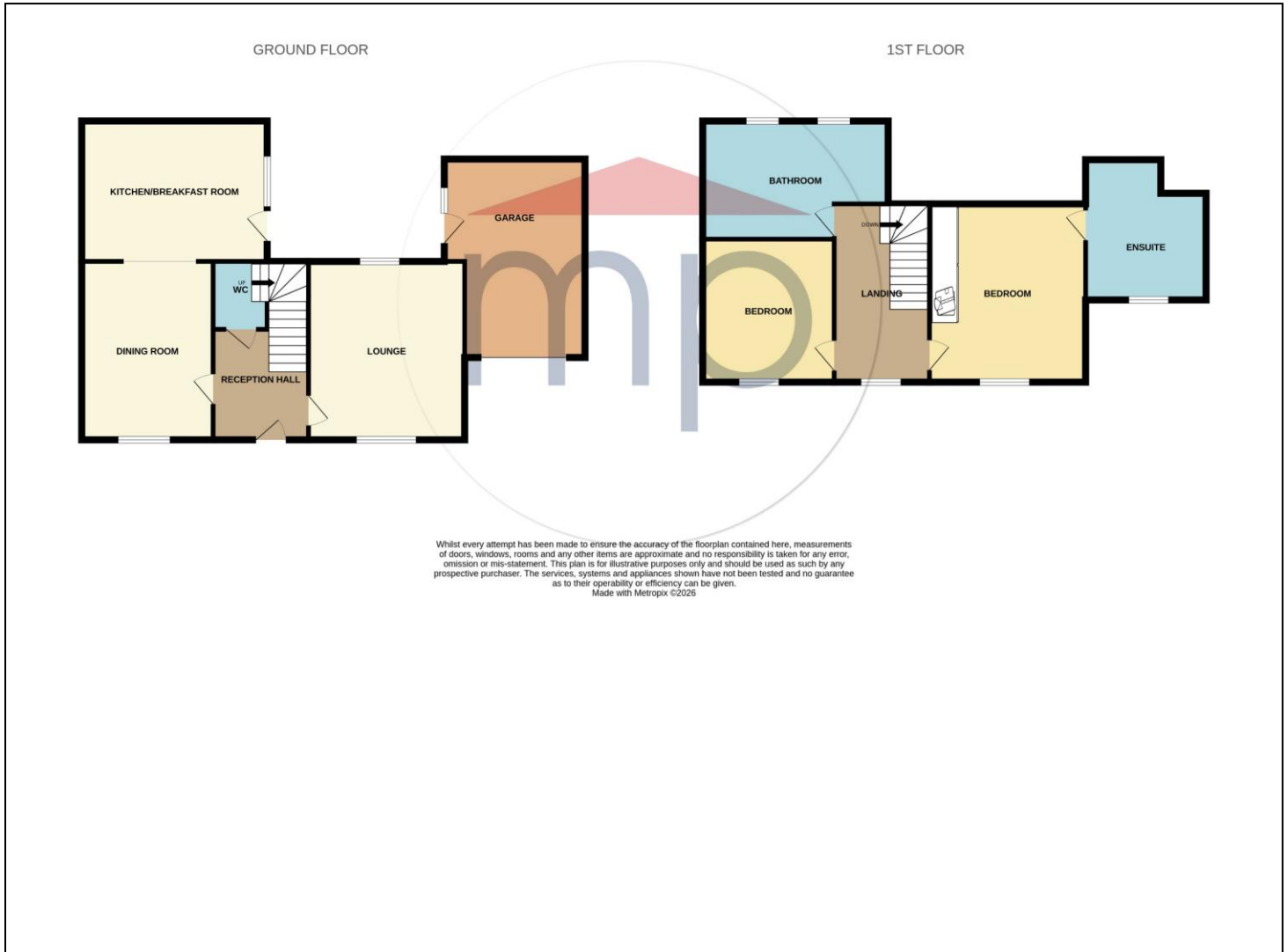
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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