

FALCON LANE, CROOKSBARN, NORTON, STOCKTON-ON-TEES, TS20 1LS



- ▲ Exceptional five-bedroom detached family residence
- ▲ Highly desirable Crooksbarn location
- ▲ Spectacular open-plan kitchen diner with feature island
- ▲ Three versatile reception areas including conservatory and study/snug
- ▲ Ground floor shower room/utility plus additional cloakroom

- ▲ Beautifully landscaped garden designed for entertaining
- ▲ Large block-paved driveway and double garage with electric up and over door
- ▲ Perfect layout for growing or multi-generational families
- ▲ Close to excellent schools, amenities and commuter routes
- ▲ CCTV and alarm fitted

£425,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Occupying an enviable position within the highly desirable Crooksbar development, this exceptional five-bedroom detached residence offers an outstanding blend of generous living space, contemporary styling and remarkable versatility. Beautifully maintained throughout, it delivers everything a growing family could wish for.

The heart of the home is undoubtedly the stunning open-plan kitchen diner. Finished with sleek cabinetry, composite worktops and a substantial central island, it's a space where everyday life revolves around family breakfasts, homework after school and entertaining on a grand scale. Large doors create a seamless connection to the all-weather deck, allowing indoor and outdoor living to become one throughout the warmer months.

Flowing from the kitchen are multiple reception spaces that adapt effortlessly to modern life. The spacious living room provides a welcoming retreat for cosy evenings, while the conservatory offers a peaceful place to enjoy the garden in every season. A separate sitting room is ideal as a home office, snug, children's playroom or media room, ensuring every stage of family life is catered for.

Upstairs, five generous bedrooms provide flexibility for larger families, guests or those working from home. The impressive principal bedroom enjoys dual aspect windows—filling the room with light. A family bathroom, separate WC and ground floor shower room make busy mornings considerably easier for larger households.

Outside, the beautifully landscaped rear garden has been created for making memories. Whether it's summer barbecues on the patio, relaxing with a glass of wine while children play on the lawn, or hosting friends beneath the evening sky, this private outdoor space is every bit as impressive as the accommodation inside. To the front, a generous block-paved driveway and substantial double garage provide parking for multiple vehicles with ease.

Situated within one of Norton's most established and family-friendly locations, excellent schools, local amenities, countryside walks and commuter links are all close at hand, making this an outstanding long-term home for families seeking both space and lifestyle.

GROUND FLOOR

ENTRANCE PORCH - Composite entrance door with obscure windows to entrance porch with laminate flooring, feature panelling and double glazed door and side light to reception hall.

RECEPTION HALL - 3.43m (11'3") x 6.15m (20'2") individual layout (max)

With original Parquet flooring, twin radiator and staircase to the first floor.

GROUND FLOOR SHOWER ROOM/UTILITY - With plumbing for washing machine, single radiator, laminate flooring, panelled walls, shower enclosure and panelled ceiling.

TO VIEW: Tel: 01642 355000

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk



GROUND FLOOR CLOAKROOM/WC - With double glazed window to the front aspect, low level WC, vanity unit, single radiator and tiled walls and floor.

LIVING ROOM - 5.92m x 3.78m (19'5" x 12'5")

With double glazed window to the side aspect, double glazed patio doors to conservatory, laminate flooring, two radiators, fireplace with marble back and hearth and living flame gas fire and double doors open to the kitchen diner.

CONSERVATORY - 5.97m x 2.29m (19'7" x 7'6")

With radiator, laminate flooring, a set of patio doors and a door to the rear garden.

KITCHEN DINER - 6.58m x 4.4m (21'7" x 14'5")

With laminate flooring, double glazed French doors to the side aspect, double glazed window to the side and front aspects, two modern vertical radiators and spotlights to ceiling. Modern fitted kitchen with composite worktops including a central island with five ring gas hob, double oven and grill, one and a half bowl sink with routed drainer and mixer tap, plumbing for dishwasher, high level integrated microwave, space for American style fridge freezer, and panelled splashbacks. Access to...

FRONT LOBBY - With double glazed door to the front aspect.

SITTING ROOM/STUDY - 3.45m x 3.66m (11'4" x 12')

With double glazed window to the side and rear aspects, single radiator and wall mounted plasma style electric fire.

FIRST FLOOR

HALF GALLERY LANDING - With radiator, loft access and large linen cupboard.

FAMILY BATHROOM - With double glazed window to the side aspect, side panelled bath, pedestal wash hand basin, shower enclosure, single radiator and tiling to lower walls.

SEPARATE WC - With double glazed window to the side aspect, single radiator, low level WC and tiled lower walls.

BEDROOM ONE - 3.48m x 3.48m (11'5" x 11'5")

With double glazed window to the rear aspect, radiator and double glazed French doors with side light to the front aspect.

BEDROOM TWO - 3.8m x 2.87m (12'6" x 9'5")

With double glazed window to the side aspect, single radiator and laminate flooring.

BEDROOM THREE - 3.1m x 3.48m (10'2" x 11'5")

With double glazed window to the side aspect, single radiator and fitted wardrobes.

BEDROOM FOUR - 2.57m x 3.5m (8'5" x 11'6")

With double glazed window to the front aspect, single radiator and two sets of fitted wardrobes.

BEDROOM FIVE - 2.82m x 2.8m (9'3" x 9'2")

With double glazed window to the rear aspect, single radiator and laminate flooring.

EXTERNALLY

DOUBLE GARAGE - 5.5m x 4.42m (18'1" x 14'6")

With electric up and over door and window to the side aspect with security bars.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Council Tax Band: F

Tenure: Freehold

TO VIEW: Contact our Stockton office on

Tel: **01642 355000**

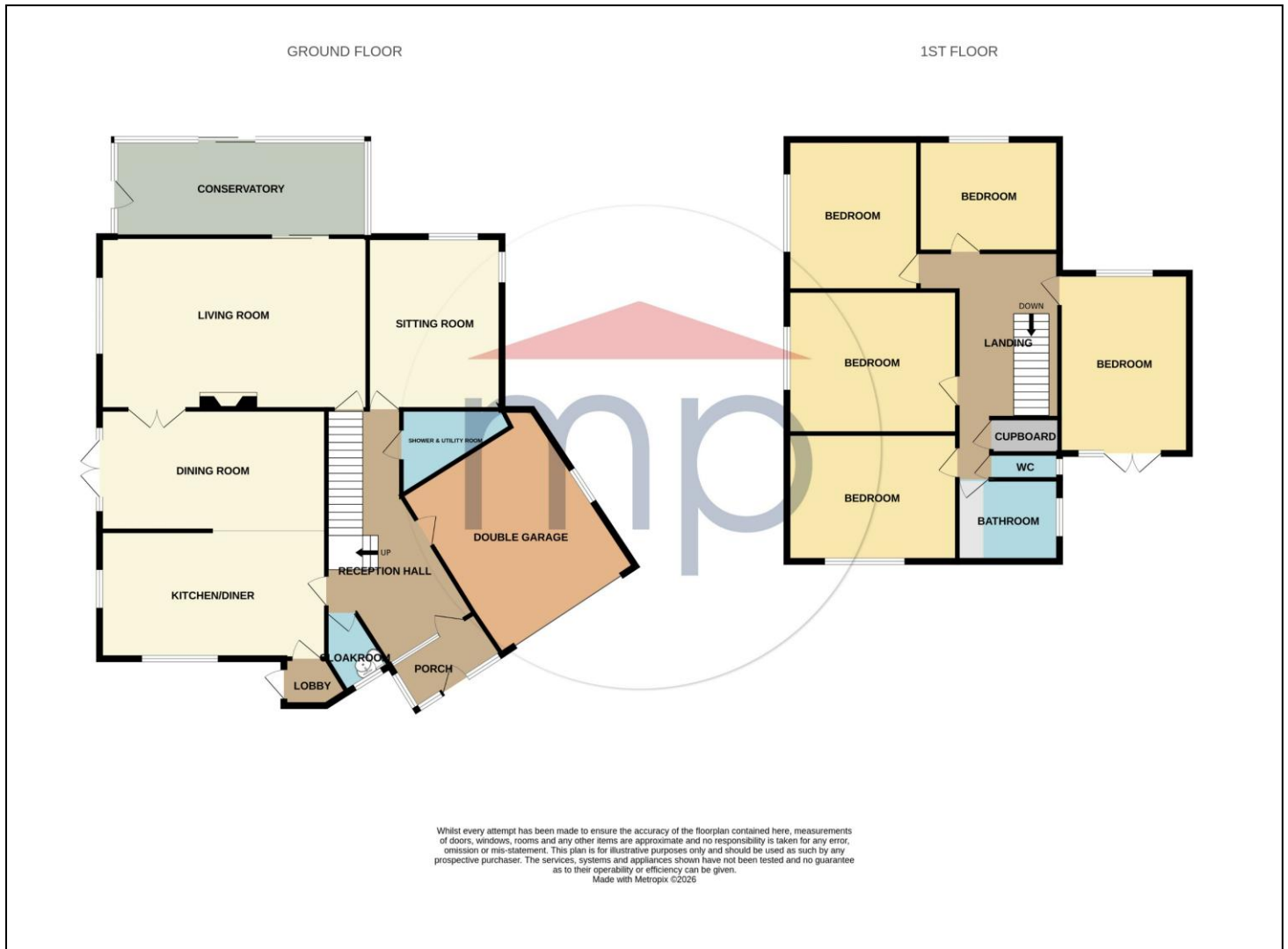


FALCON LANE, TS20 1LS



FALCON LANE, TS20 1LS





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Stockton Office on Tel: **01642 355000**
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP