

FAIRVIEW GARDENS, NORTON, STOCKTON-ON-TEES, TS20 1UA



- ▲ An Immaculate Home Inside & Out
- ▲ Superb Four Bedroom Detached House
- ▲ Must be Viewed to be Fully Appreciated
- ▲ Occupying a Corner Plot Bordering Junction Road
- ▲ Stunning Landscaped Gardens
- ▲ Driveway & Single Garage
- ▲ Dining Room & Modern Kitchen

- ▲ Useful Updated Ground Floor Cloakroom/WC
- ▲ Four Spacious Bedrooms with the Master Having an Updated En-Suite Shower Room
- ▲ Family Bathroom with White Suite
- ▲ Gas Central Heating System, Double Glazing & Security Alarm System

£310,000

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Step into a home that offers more than just space—it offers a lifestyle.

Set proudly on a generous corner plot in a sought-after Norton location, this immaculate four-bedroom detached home is designed for modern family living with a touch of everyday luxury. From the moment you arrive, the beautifully landscaped gardens and inviting frontage set the tone for what lies within—a property that has been carefully maintained and thoughtfully updated throughout.

Inside, the home flows effortlessly. Light-filled living spaces create the perfect balance between relaxation and entertaining, whether it's cosy evenings in the bay-fronted lounge or hosting friends in the open dining area that connects seamlessly to a stylish, contemporary kitchen. The addition of a separate study offers the flexibility today's buyers crave—ideal for home working or a quiet retreat.

Upstairs, four well-proportioned bedrooms provide comfort for the whole family, with the principal suite offering a private sanctuary complete with a sleek, modern en-suite. Every detail has been considered to ensure ease and comfort, from updated bathrooms to practical storage.

Outside, the lifestyle continues. The landscaped rear garden is designed for low-maintenance enjoyment—perfect for summer gatherings, children's play, or simply unwinding at the end of the day. A private driveway and garage add everyday convenience, making busy family life that little bit easier.

This is a home where you can move straight in and start living—stylish, spacious, and perfectly positioned to enjoy both peace and connectivity.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door to a spacious hallway with staircase to the first floor, storage cupboard, Amtico flooring and radiator.

CLOAKROOM/WC - Modern two-piece suite comprising low level WC, wash hand basin with mixer tap, Amtico flooring and radiator.

LOUNGE - 4.2m x 3.38m (13'9" x 11'1")
With two radiators and bay window.

TO VIEW: Tel: 01642 355000
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STUDY - 3.38m (11'1") into recess (max) x 2.62m (8'7")

With radiator.

DINING ROOM - 3.48m x 3.38m (11'5" x 11'1")

With radiator and Amtico flooring. Opening to

KITCHEN - 3.48m x 3.38m (11'5" x 11'1")

Fitted with a range of modern wood effect wall, drawer, and floor units with complementary marble effect work surface, four ring gas hob with brushed steel electric extractor fan over and brushed steel splashback, subway tiled walls, integrated electric oven, integrated fridge freezer, integrated dishwasher, Amtico flooring, breakfast bar and radiator.

UTILITY ROOM - 2.08m x 1.68m (6'10" x 5'6")

Fitted with a wood effect floor unit with marble effect work surface, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for dryer, subway tiled walls, wall mounted gas boiler and composite door to the rear garden.

FIRST FLOOR

LANDING - With access to the loft.

BEDROOM ONE - 4.4m x 3.48m (14'5" x 11'5")

With mirror sliding wardrobes and radiator.

EN-SUITE - Recently updated modern three-piece suite comprising double walk-in shower cubicle with shower over and shower hose, vanity sink unit with mixer tap, WC, wood effect vinyl flooring, waterproof panelled walls, chrome towel rail and electric extractor fan.

BEDROOM TWO - 3.48m x 3.18m (11'5" x 10'5")

With radiator and built-in wardrobes with mirror sliding doors.

BEDROOM THREE - 3.48m x 2.5m (11'5" x 8'2")

With radiator.

BEDROOM FOUR - 3.48m x 2.4m (11'5" x 7'10")

With radiator.

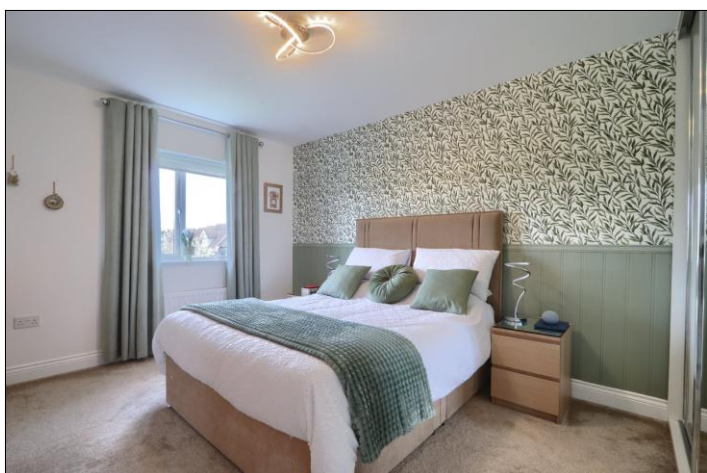
BATHROOM - Fitted with a modern three-piece suite comprising panelled bath with shower over, wash hand basin with mixer tap, WC, fully tiled walls, tube radiator, vinyl flooring and electric extractor fan.

EXTERNALLY

GARDENS - The front of the property is pedestrianised with mature bush border and side lawned garden. To the rear there is a raised garden with Astro turf, lawn, flagstone pathway and outside tap.

SINGLE GARAGE - A tarmac drive for a number of cars leads to a single detached garage.

Council Tax Band: E **Tenure:** Freehold



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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.



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