

## WESTMINSTER OVAL, NORTON, STOCKTON-ON-TEES, TS20 1UU



- ▲ Short stroll to the amenities, cafés and green spaces of Norton Village
- ▲ Four-bedroom detached home in a highly sought-after residential location
- ▲ Excellent opportunity to create a long-term family home
- ▲ Recently installed kitchen/diner finished to a high standard
- ▲ Generous room sizes throughout with scope for updating and personalisation

- ▲ Four well-proportioned bedrooms
- ▲ Family bathroom and en-suite to the principal bedroom
- ▲ Flexible accommodation suitable for families, home working or guest space
- ▲ Private rear garden backing onto woodland
- ▲ Detached property offering privacy and good overall proportions

**£300,000**

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Situated just a short stroll from the amenities, cafés and green spaces of Norton Village, this four-bedroom detached home offers an excellent opportunity to create a long-term family home in a highly sought-after location.

The standout feature is the recently installed kitchen/diner, providing a modern and sociable space already finished to a high standard — ideal for day-to-day family living and entertaining. Elsewhere, the property offers generous room sizes throughout, giving buyers the chance to add their own style and value over time.

Upstairs, four well-proportioned bedrooms, family bathroom and ensuite, offer flexibility for families, home working or guest space, while outside the private garden backs onto woodland.

With detached privacy, good proportions and Norton Village within easy walking distance, this is a home with solid foundations and clear potential — perfect for buyers looking to personalise a property in a prime residential setting.



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**GROUND FLOOR**

**ENTRANCE HALL**

**CLOAKROOM/WC**

**LIVING ROOM - 4.82m x 3.16m (15'10" x 10'4")**

**DINING ROOM - 3.17m x 2.65m (10'5" x 8'8")**

**BREAKFAST KITCHEN - 4.33m x 3.17m (14'2" x 10'5")**

**FIRST FLOOR**

**LANDING**

**MASTER BEDROOM - 3.45m x 3.18m (11'4" x 10'5")**

**EN-SUITE SHOWER ROOM**

**BEDROOM TWO - 3.82m x 2.61m (12'6" x 8'7")**

**BEDROOM THREE - 3.13m x 2.75m (10'3" x 9')**

**BEDROOM FOUR - 3.01m x 2.13m (9'11" x 7')**

**BATHROOM**

**EXTERNALLY**

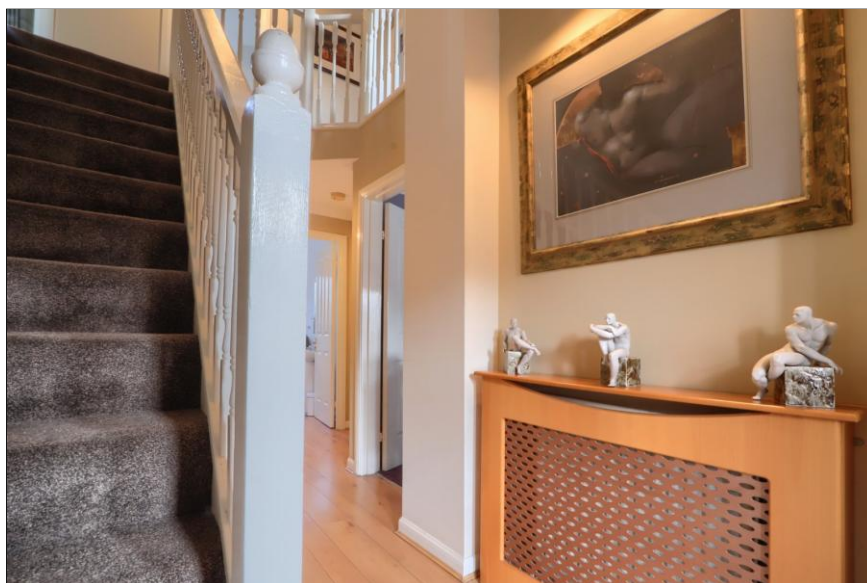
**GARDENS & GARAGE**

Front garden and driveway giving access to the garage. The rear garden offers privacy and backs onto woodland

**AGENTS REF:** - LJ/LS/STO260125/26022026

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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