

# COUNTISBURY ROAD, NORTON, STOCKTON-ON-TEES, TS20 1PZ



- ▲ Four-bedroom family home
- ▲ Modern en-suite and family bathroom
- ▲ Separate lounge and dining room
- ▲ Kitchen breakfast room
- ▲ Large multi-car driveway and garage
- ▲ Landscaped low-maintenance garden
- ▲ Artificial lawn ideal for children and sports
- ▲ Excellent location close to schools and Norton amenities
- ▲ Ready-to-move-into condition
- ▲ Perfect for growing families and entertaining

**£300,000**

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Imagine weekends spent watching the children play football in the garden, summer barbecues with friends flowing seamlessly from the dining room onto the patio, and peaceful evenings relaxing in a stylish home that has already been updated for modern living.

Situated within a sought-after residential area of Norton, this beautifully presented four-bedroom family home offers far more than just generous accommodation—it provides the space, flexibility and lifestyle that today's families are searching for.

From the moment you arrive, the impressive driveway provides parking for multiple vehicles, making busy family life and entertaining guests effortless. Inside, the welcoming hallway leads to bright and spacious living areas designed for both everyday comfort and special occasions. The lounge provides a cosy retreat, while the separate dining room opens directly onto the garden, creating the perfect setting for family gatherings and celebrations. The kitchen breakfast room forms the heart of the home, offering a practical and sociable space where mornings begin over coffee and busy school-day routines run smoothly. Upstairs, four well-proportioned bedrooms provide flexibility for growing families, guests, hobbies or home working. The principal bedroom benefits from its own contemporary ensuite, while the modern family bathroom ensures everyone has space to start the day without compromise.

### **GROUND FLOOR**

**RECEPTION HALL** - Double glazed composite entrance door with sidelights to reception hall with mosaic style tiled floor and double French doors to inner hall.

**INNER HALL** - With twin radiator, staircase to the first floor with glass balustrade, Herringbone style floor covering and cupboard under stairs.

**LOUNGE - 3.56m x 4.2m (11'8" x 13'9")**  
With double glazed window to the front aspect, twin radiator, coving to ceiling and modern feature fire with electric flame effect fire.

**DINING ROOM - 3.45m x 3.58m (11'4" x 11'9")**  
With laminate flooring, double glazed French doors to the rear garden, twin radiator and fireplace with pictorial tiled back and hearth and living flame gas fire.

**KITCHEN BREAKFAST ROOM - 3.7m x 2.6m (12'2" x 8'6")**  
With two double glazed windows to the rear aspect, Herringbone style floor covering and twin radiator. Shaker style kitchen units with complementary granite effect worktops incorporating an asterite one and a half bowl sink and drainer unit with mixer tap, space for fridge freezer, double oven, electric hob with overhead hood, tiled splashbacks, plumbing for washing machine and door to rear lobby.

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

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**REAR LOBBY** - With double glazed composite door to the side aspect and courtesy door to garage.

**GROUND FLOOR CLOAKROOM/WC** - With double glazed window to the rear aspect, vanity unit with cabinet below, low level WC with hidden cistern, modern vertical towel rail and tiled splashbacks.

**GARAGE** - With composite up and over garage door and double glazed window to the side aspect.

## FIRST FLOOR

**BEDROOM ONE - 4.42m (14'6") into bay x 3.18m (10'5") to rear of wardrobes**

With twin radiator, double glazed window to the rear aspect and fitted wardrobes.

**BEDROOM TWO - 3.15m (10'4") to rear of wardrobes x 3.56m (11'8")**

With double glazed window to the rear aspect, twin radiator, fitted wardrobes and dressing table, and loft access.

**BEDROOM THREE - 5.72m (18'9") x 2.44m (8') (max) to rear of wardrobes**

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

**EN-SUITE SHOWER ROOM** - With double glazed window to the rear aspect, low level WC with hidden cistern, vanity unit with cabinet below, double walk-in shower enclosure with anthracite style shower screen with shower and drench shower, and vertical modern towel rail.

**BEDROOM FOUR - 1.98m (6'6") x 2.13m (7') to rear of wardrobes**  
With double glazed window to the front aspect, twin radiator and fitted wardrobes.

**BATHROOM** - With double glazed window to the rear aspect, side panelled bath with shower over, pedestal wash hand basin, chrome heated towel rail and airing cupboard housing combi boiler.

**SEPARATE WC** - With tiled walls and low level WC.

**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.

**AGENTS REF:** - LJ/LS/STO260164/01062026

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

**TO VIEW:** Contact our Stockton office on  
Tel: 01642 355000



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