

## WEAVERHAM ROAD, THE GLEBE, STOCKTON-ON-TEES, TS20 1QL



- ▲ Extended layout with over 30ft kitchen/diner
- ▲ Four well-proportioned bedrooms
- ▲ Large 7m living room – perfect for family life
- ▲ Stylish shaker kitchen with granite worktops & Belfast sink

- ▲ Additional garden room with French doors
- ▲ Generous rear garden with entertaining area
- ▲ Double drive for off-street parking
- ▲ Prime location close to Norton Village amenities

**£245,000**

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A deceptively large, beautifully presented family home offering exceptional living space in one of Stockton's most sought-after locations.

Situated in The Glebe, just moments from Norton Village, this impressive four-bedroom semi-detached home has been significantly enhanced to create a versatile and spacious layout ideal for modern family living.

From the moment you step into the welcoming entrance hall, it's clear this home offers more than meets the eye.

The heart of the property is the impressive kitchen/diner (over 9.6m long) — a fantastic open space perfect for cooking, dining and socialising, complete with high-quality units and ample room for a large family table.

The spacious living room (over 7m) provides a superb main reception area, ideal for relaxing or entertaining, with a stylish feature wall and dual radiators enhancing comfort.

To the rear, a bright garden room with French doors creates a seamless link to the outdoors — perfect as a second sitting room, playroom or home office.

Upstairs, there are four bedrooms, including a generous master with fitted wardrobes, along with a family bathroom.

The rear garden is designed for both relaxation and entertaining, featuring a lawn and patio areas, — ideal for summer gatherings or family time outdoors.

To the front, the property benefits from a double driveway, providing excellent parking.

This property is perfectly positioned within walking distance of Norton Village, known for:

- Independent bars, restaurants & cafés
- Popular schools
- Green spaces and community feel
- Excellent transport links

Homes offering this level of space and location rarely come to market at this price point. It's ideal for buyers looking to upsize without compromising on lifestyle or convenience.

**TO VIEW:** Tel: **01642 355000**

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

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## **GROUND FLOOR**

**ENTRANCE HALL** - Composite entrance door, double glazed windows to the front and side aspect, mosaic style flooring and single radiator.

**CLOAKROOM/WC** - With mosaic style flooring, double glazed window to the front aspect, radiator, panelling to lower walls, low level WC and wash hand basin.

**LIVING ROOM - 4m x 7.14m (13'1" x 23'5")**  
With double glazed window to the front aspect, two twin radiators, feature wall with wall mounted telly and lighting, and access to the kitchen dining room and stairs.

**KITCHEN DINER - 9.6m (31'6") x 2.24m (7'4") increasing to 3.25m (10'8")**  
With double glazed window to the front, side and rear aspects, twin radiator and cupboard under stairs. Shaker style kitchen in ivory with complementary granite worktops incorporating a Belfast sink with routed drainer, plumbing for washing machine, plumbing for slimline dishwasher, range cooker with overhead hood, space for American style fridge freezer, tiled splashbacks and door to the rear garden.

**GARDEN ROOM - 3.76m x 2.57m (12'4" x 8'5")**  
With double glazed French doors and window to the rear garden, twin radiator and laminate flooring.

## **FIRST FLOOR**

**LANDING** - With double glazed window to the side aspect, single radiator and loft access.

**MASTER BEDROOM - 4.2m (13'9") to rear of wardrobes x 3.66m (12')**  
With double glazed window to the front aspect, single radiator, fitted wardrobes with overbed storage, bedside tables and dressing table.

**BEDROOM TWO - 2.29m (7'6") x 3.66m (12') to rear of wardrobes**  
With double glazed window to the front aspect, single radiator, fitted wardrobes, overbed storage and bedside table.

**BEDROOM THREE - 3.25m x 3.18m (10'8" x 10'5")**  
With double glazed window to the rear aspect and single radiator.

**BEDROOM FOUR - 2.26m x 2.2m (7'5" x 7'3")**  
With double glazed window to the rear aspect and single radiator.

**BATHROOM** - With double glazed window to the rear, bath, shower cubicle, vanity wash hand basin, WC and chrome towel radiator.

**AGENTS REF:** - LJ/LS/STO260202/15042026

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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