

CURLEW LANE, CROOKSBARM, STOCKTON-ON-TEES, TS20 1NB



- ▲ Beautifully remodelled and extended family home
- ▲ Exceptional 26ft open-plan kitchen, dining and living space
- ▲ Contemporary kitchen with solid wood worktops and integrated appliances
- ▲ Bi-fold doors opening onto the rear garden
- ▲ Three well-proportioned bedrooms & potential 4th ground floor bedroom
- ▲ Stylish family bathroom with rainfall shower
- ▲ Converted garage providing utility room and additional storage
- ▲ Ground floor cloakroom/WC
- ▲ Generous driveway providing ample off-road parking
- ▲ Sought-after Crooksbar location close to Norton Village, excellent schools and commuter routes

£260,000

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Situated within the ever-popular Crooksbarne development in Norton, this exceptional three-bedroom semi-detached home offers far more than first impressions suggest. Extended and reconfigured to create an impressive open-plan kitchen, dining and living space spanning over 26 feet, it provides the kind of lifestyle today's buyers aspire to—whether hosting celebrations, enjoying relaxed family evenings or simply embracing everyday life in beautiful surroundings.

At the heart of the home is the stunning contemporary kitchen, finished with solid wood worktops, integrated appliances, induction hob and twin ovens, flowing seamlessly into the dining and living area. Large bi-fold doors blur the line between inside and out, creating an effortless connection to the rear garden—perfect for summer barbecues, children's parties or simply enjoying a quiet morning coffee outdoors.

The converted garage has been cleverly transformed into a practical utility room, keeping laundry and household tasks neatly separated from the main living space while also offering excellent storage. A ground floor cloakroom adds further convenience for busy family life.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation for growing families, guests or those needing a dedicated home office, all complemented by a stylish family bathroom finished with a contemporary suite and rainfall shower.

Outside, the generous driveway offers excellent off-road parking, while the enclosed rear garden provides a safe and secure environment where children can play freely and adults can relax or entertain with ease.

Living in Crooksbarne means enjoying one of Norton's most established and sought-after residential locations. Excellent schools, local shops, supermarkets, picturesque walks, Norton Village's cafés, restaurants and wine bars, together with superb commuter links across Teesside, are all within easy reach—making this a home that perfectly balances convenience with community.

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

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GROUND FLOOR

ENTRANCE HALL - Double glazed entrance door with sidelights and top light to entrance hall, laminate flooring, radiator and cupboard under stairs.

KITCHEN DINER - 8.15m x 7.34m (max) (26'9" x 24'1" (max))
With laminate flooring, two twin radiators, double glazed window to the front and rear aspects and bi-fold doors open to the rear garden. Modern white kitchen with solid wood worktops incorporating an asterite one and a half bowl sink and drainer unit with mixer tap, induction hob, double high level oven, integrated full height fridge, integrated dishwasher, tiled splashbacks and modern vertical radiator.

CONVERTED GARAGE - 2.03m x 3.23m (6'8" x 10'7")
Currently used as a utility with double glazed window to the front aspect, twin radiator, plumbing for washing machine, space for dryer and built-in airing cupboard.

GROUND FLOOR CLOAKROOM/WC
With low level WC, pedestal wash hand basin, extractor fan and built-in store cupboard.

FIRST FLOOR

LANDING - With double glazed window to the side aspect and loft access with pull down ladder.

BEDROOM ONE - 3.38m (11'1") x 3.5m (11'6") to rear of wardrobes
With double glazed window to the rear aspect, single radiator and fitted wardrobes.

BEDROOM TWO - 3.38m x 3.53m (max) (11'1" x 11'7" (max))
With double glazed window to the front aspect and single radiator.

BEDROOM THREE - 2m x 2.13m (6'7" x 7')
With double glazed window to the front aspect, single radiator and panelling to lower walls.

BATHROOM - With double glazed window to the side aspect, chrome heated towel rail, built-in cupboard, P' shaped bath with shower over and drench style shower, low level WC with hidden cistern, vanity unit with cabinet below, tiled splashbacks and tiled floor.

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AGENTS REF: - LJ/LS/STO260409/29062026

Council Tax Band: C **Tenure:** Freehold

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