



## 83 Westminster Oval

Norton, Stockton-On-Tees, TS20 1UU

**£400,000**



Positioned Within A Highly Sought After Modern Development In Norton, This Four Bedroom Detached Family Home Offers A Stunning Combination Of Contemporary Design, High-End Specification And Energy Efficiency, All Within A Quiet Setting Benefiting From No Through Traffic.



### Full Description

This Beautifully Upgraded Home Is Ready To Move Straight Into And Perfectly Suited To Modern Family Living.

Upon Arrival, The Property Impresses With A Block Paved Driveway Providing Off Road Parking For Multiple Vehicles, Alongside A Double Integral Garage With Power. A Composite Entrance Door Opens Into A Welcoming Hallway Featuring An Open Spindle Balustrade, Creating A Bright And Stylish First Impression.

The Ground Floor Offers A Thoughtfully Designed Layout, Including A Spacious Lounge And A Stunning Open Plan Kitchen/Diner/Snug, Which Is The True Heart Of The Home. This Exceptional Space Features:

- Bi-Folding Doors Opening Onto The Rear Garden
- Skylights Allowing Natural Light To Flood The Space
- Quartz Worktops And High Quality Units
- Integrated Appliances

Perfect For Entertaining Or Everyday Family Living.

A Separate Utility Room And Ground Floor Cloakroom WC Add Practicality.

To The First Floor, A Spacious Landing Leads To Four Well Appointed Bedrooms. The Principal Bedroom Benefits From A Dressing Area With Fitted Wardrobes And A Recently Fitted En Suite Shower Room. A Second Bedroom Also Enjoys Its Own En Suite And Fitted Wardrobes, While A Recently Updated Family Bathroom Serves The Remaining Bedrooms.

Further Enhancing The Property Is A Boarded Loft Space With Ladder And Power, Providing Excellent Storage.

Recently Installed High Quality Windows And Doors (Within The Last Two Years), Enhancing Energy Efficiency, Security And The Overall Appearance Of The Property

Externally, The Property Continues To Impress With A Private South West Facing Rear Garden, Designed To Capture Sunlight Throughout The Day. The Garden Features A Lawn And Decked Seating Area, Creating A Perfect Outdoor Space For Relaxing And Entertaining.

This Home Also Benefits From A Range Of Energy Efficient And High Specification Upgrades, Including:

- Solar Panels Paired With A Tesla Powerwall Battery Storage System
- Bird Protection Installed To Panels
- Tesla EV Charger (Type 2)
- Recently Updated Fascias And Soffits
- Annually Serviced Boiler

Located Just A Short Walk From Norton Village And Its Popular Amenities, Alongside Excellent Schools And Transport Links, This Property Represents A Rare Opportunity To Purchase A Turn-Key Family Home Of Outstanding Quality.

### Location

Situated In The Popular Norton Area Of Stockton-On-Tees, This Property Enjoys A Pleasant Residential Setting Within A Well-Established Neighbourhood. Local Shops And Everyday Amenities Are Approximately 0.3 Miles Away (Around A 5-7 Minute Walk).

Norton High Street Is Around 0.7 Miles Away (Approximately A 12-15 Minute Walk), Offering A Variety Of Independent Shops, Cafés, Restaurants And Popular Bars. Stockton Town Centre Is Approximately 1.5 Miles Away (Around A 5 Minute Drive), Providing A Wider Range Of Shopping And Leisure Facilities.

The Property Benefits From Excellent Transport Links, With Easy Access To The A19 And A66, Making Travel To Middlesbrough, Billingham And Surrounding Areas Simple And Convenient. Overall, This Is A Well-Connected And Desirable Residential Location.

### Note

Please Find The Attached Brochure With Material Information For Buyers.

### Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

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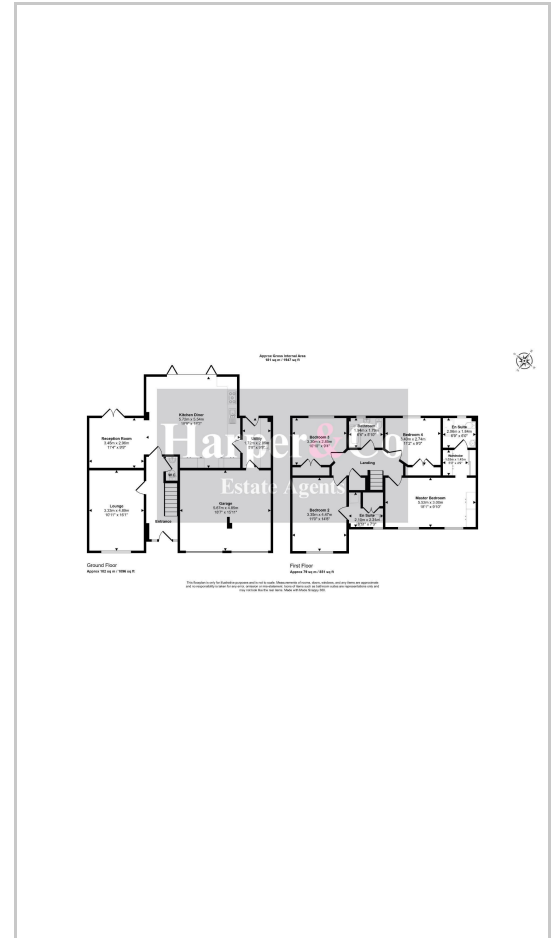
### Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

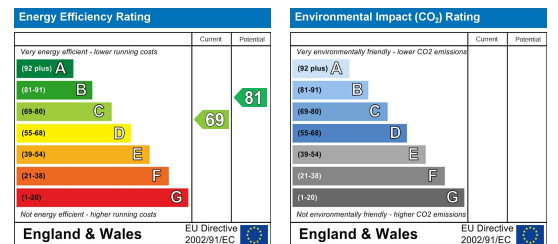
## Area Map



## Floor Plans



## Energy Efficiency Graph



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