



## 3 Alnwick Grove

Norton, Stockton-On-Tees, TS20 1NW

**Offers in excess of £290,000**



Immaculately Presented & Extended Characterful Home In A Sought-After Norton Cul-De-Sac

Situated In A Highly Desirable And Quiet Cul-De-Sac Within The Ever-Popular District Of Norton, This Beautifully Presented And Extended Three-Bedroom Semi-Detached Home Offers Charm, Space, And Modern Living All In One. The Location Benefits From No Through Traffic, Ensuring A Peaceful Setting Ideal For Families Or Professionals.



Full Description

Upon Entry, The Property Impresses With Its Impeccable Presentation And Thoughtful Upgrades, Blending Original Character With Modern Fixtures And Fittings Throughout. A Standout Feature Is The Spacious Open-Plan Living And Dining Room, Spanning An Impressive 29'6", Complete With A Feature Log-Burning Fireplace, Creating A Warm And Inviting Focal Point.

The Heart Of The Home Is The Contemporary, Recently Fitted Kitchen, Stylishly Designed With High-Quality Finishes And Multiple Integrated Appliances, Offering Both Practicality And Visual Appeal.

Upstairs, You'll Find Three Generously Sized Double Bedrooms, All Beautifully Appointed, Alongside A Luxurious Four-Piece Family Bathroom Featuring A Separate Shower And Bath.

To The Rear, The Property Boasts A Generous, Landscaped South-Facing Garden, Complete With Lawn And Patio Seating Areas, Ideal For Entertaining Or Enjoying The Sun. A Large Summerhouse Adds A Versatile Space, Perfect For Those Working From Home, Pursuing Hobbies, Or Simply Relaxing.

Further Benefits Include An Attached Garage (Offering Excellent Storage Or Conversion Potential, STPP), And A Gated, Double-Width Block-Paved Driveway Providing Off-Road Parking For Multiple Vehicles.

Offering Further Scope To Extend (Subject To Planning) And Nestled In A Prime Location, This Superb Family Home Must Be Viewed To Be Fully Appreciated.

The Property Comes Equipped With Hive Smart Heating Control, Offering Energy Efficiency And Remote Temperature Management.

A Fully Powered Garden Room With Electric Supply And TV Aerial Point Provides A Versatile Space Ideal For Home Working, Entertainment, Or Hobbies.

The Loft Is Fully Boarded, Complete With Lighting And A Loft Ladder, Offering Excellent Additional Storage.

External Power Points And Water Taps Are Conveniently Located At Both The Front And Rear Of The Property, Supporting Easy Outdoor Maintenance And Use.

A Full Roof Replacement Is Scheduled To Begin On 6th August, With The Installation Of A New Roof, Fascias, Guttering, And Downpipes. This Will Come With A 20-Year Guarantee, Providing Peace Of Mind For Future Owners.

Plantation Shutters Are Fitted In Every Room, Enhancing Both Style And Privacy, With The Exception Of The Upstairs Bathroom.

The Attached Garage Also Benefits From Electricity And Lighting, Making It Practical For Storage, Workshop Use, Or Potential Conversion (STPP).

Location

Located In A Popular District 'Norton' Just Off Junction Road.

- Norton Village Green, Duck Pond & High Street - 9 Minute Walk
- Red House School - 9 Minute Walk/2 Minute Drive
- University Of North Tees Hospital - 7 Minute Drive
- Lidl Supermarket - 4 Minute Drive

Travel Times As Suggested By Google Maps

Note

Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

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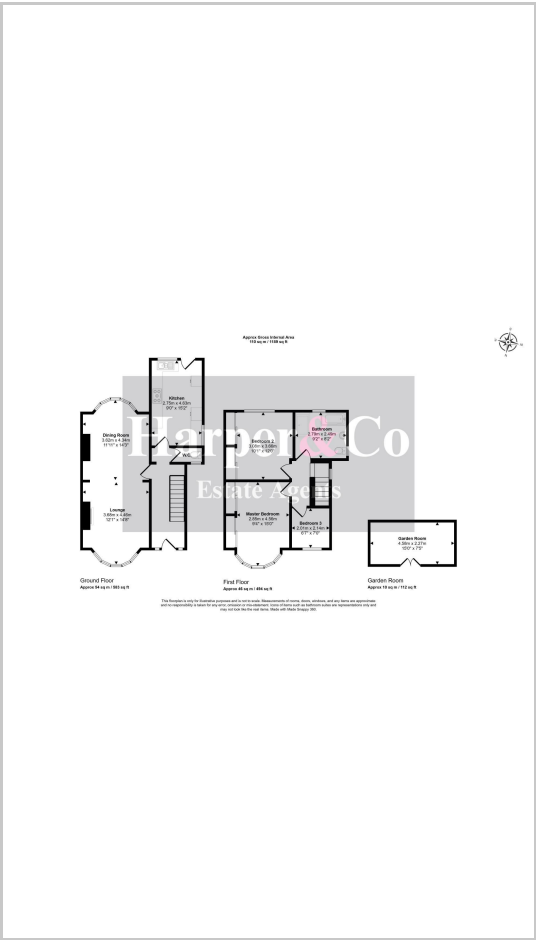
While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations:In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

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Area Map



Floor Plans



Energy Efficiency Graph

