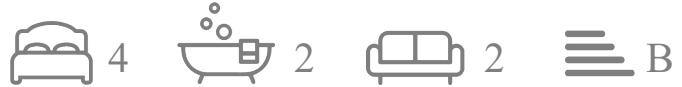




## 2 Smailes Close

Jubilee Gardens, Norton, TS20 2FY

**Offers in the region of £175,000**



This Stunning Barratt Home, The 'Kingsville' Design, Is Certain To Impress! With Stylish Décor & Immaculate Presentation, The Property Will Appeal To A Variety Of Buyers, Ready To Move Into!

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. Get in Touch Today!



## Location:

Attractively Positioned Within The Popular & Sought-After Jubilee Gardens District Of Norton. With Excellent Commuter Access Just Minutes Away Whilst Being Within A Short Drive Or Walk Of Some Of Stockton & Norton's Popular Bars & Restaurants, Sports Facilities And Its' Renowned Tree-Lined High Street & Duck Pond.

Jubilee Gardens & Smailes Close Can Be Accessed Via Norton Road. Turn Onto Gibson Road Then Take The First Left Turn Onto Smailes Close, The Property Sits On The Left-Hand Side.

ALDI, Darlington Ln - 4 Minute Drive  
Asda, Bath Ln - 14 Minute Walk  
Norton Green & Duck Pond - 5 Minute Drive  
Norton Primary Academy, Berkshire Rd - 20 Minute Walk  
North Shore Academy, Talbot St - 3 Minute Walk  
The Highland Laddie - JD Wetherspoon - 20 Minute Walk  
The Glebe Shops & The Centenary - 6 Minute Drive  
Stockton High Street - 18 Minute Walk

Distance Times As Estimated By Google Maps.

## Accommodation Comprises:

Bright & Spacious Entrance Hallway With Open Spindle Staircase & Doors Leading To The Ground Floor W.C, Bedroom 4 Which Could Also Be Used As An Office/Study & The Kitchen/Diner. From The Dining Area, French Doors Open Out To A Delightful Low Maintenance Rear Garden With Artificial Lawn & Timber Decked Seating Area. The Generous Master Bedroom With En-Suite Shower Room & Cosy Living Room Featuring A Media Wall & Stunning Electric Fire Are Located On The First Floor. To The Second Floor Are Two Double Bedrooms & A Family Bathroom.

Externally, The Block Paved Driveway To The Front Aspect Provides Off-Road Parking For Two Cars, Visitor Parking Bays Are Opposite. The Enclosed Rear Garden Benefits A High Level Of Privacy, Not Overlooked & Has Secure Gated Access To The Side Of The Neighbouring Property.

## Entrance Hallway

Composite Entrance Door, Doors Leading To The W.C, Bedroom Four/Study & Kitchen/Diner, Large Storage Cupboard With Double Doors, Open Spindle Staircase To The First Floor Landing.

## Kitchen

Fitted With A Range Of Modern Gloss Base, Wall & Drawer Units, Work Surface Incorporating A Stainless Steel Sink Unit & Chrome Mixer Tap, Backsplash, Built-In Electric Oven, Hob & Overhead Extractor Fan, Integrated Dishwasher, Washing Machine & Fridge Freezer.

## Dining Room

Space For A Dining Table & Chairs With Room For A Sofa, uPVC Double Glazed French Doors Leading Out To The Garden & Decked Seating Area, Under Stair Storage Cupboard, Radiator.

## Cloakroom W/C

White W/C, Wash Hand Basin, Radiator.

## Bedroom Four/Ground Floor Study

uPVC Double Glazed Window To The Front Aspect, Radiator.

## First Floor Landing

Open Spindle Handrail & Balustrade, Doors Leading To The Master Bedroom & Living Room.

## Living Room

uPVC Double Glazed Window To The Front Aspect, Media Wall With Feature Electric Fire, Radiator.

## Master Bedroom

uPVC Double Glazed Window To The Rear Aspect, Radiator, Door Leading To The En-Suite Shower Room.

## En-Suite Shower Room

Shower Cubicle, Wash Hand Basin, W.C, Radiator.

## Family Bathroom

Fitted With A White Three-Piece Suite Comprising Panelled Bath With Mixer Tap & Hand Shower, Wash Hand Basin, W.C, Radiator.

## Second Floor Landing

Open Spindle Handrail & Balustrade, Doors Leading To The Bedrooms & Family Bathroom.

## Bedroom Two

uPVC Double Glazed Window To The Rear Aspect, Built-In Storage Cupboard, Radiator.

## Bedroom Three

uPVC Double Glazed Window To The Front Aspect, Built-In Storage Cupboard, Radiator.

## Energy Efficiency Rating; TBC

The Full Energy Efficiency Certificate Is Available On Request.

## Council Tax Band: C

Approximately £1,901 pa

## Measurements

Measurements Are Approximate & To The Widest Point. The Floor Plan Is Not To Scale And For Illustrative Purpose Only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Floor Plans



## Energy Efficiency Graph

