



## 9 Hillson Walk

Jubilee Gardens, Stockton-On-Tees, TS20 2GG

**Offers in excess of £190,000**



This Stunning Barratt Home Was Built In 2021 To The 'Kingsville' Design, Which Is Certain To Impress! With Stylish Décor & Immaculate Presentation, The Property Will Appeal To A Variety Of Buyers, Ready To Move Straight Into!

The Current Owners Opted For Many Upgrades Above The Standard New Build Specification & Have Then Went On To Enhance The Property Further. Benefits Include: Upgrades To The Kitchen With Integrated Appliances, Luxury Tiles & Trims, Chrome Sockets & Fittings, Under Unit Lighting, New Light Fittings, Upgraded Staircase Handrail, Sumptuous Carpets & Much More.

Externally, The Property Enjoys Open Views Of The Green Belt Opposite & Two Parking Spaces To The Side Aspect. The West Facing Rear Garden Was Recently Landscaped Boasting A Patio Seating Area, Decorative Slate Chippings & Paving.



## 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 & Hillson Walk Can Be Accessed Via Norton Road. Turn Onto Gibson Road, Follow The Road All The Way, Keeping Right, Then Take The Right Turn Onto Hills Drive, Hillson Walk Is A Cul-De-Sac Next Right.

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:

### 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

6'1" x 10'0" (1.85m x 3.05m)  
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

12'10" x 15'9" (3.91m x 4.80m)  
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

2'9" x 5'4" (0.84m x 1.63m)  
White W/C, Wash Hand Basin, Radiator.

### Bedroom Four/Ground Floor Study

6'1" x 9'0" (1.85m x 2.74m)  
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

12'10" x 11'10" (3.91m x 3.61m)  
uPVC Double Glazed Window To The Front Aspect, Media Wall With Feature Electric Fire, Radiator.

### Master Bedroom

12'10" x 9'11" (3.91m x 3.02m)  
uPVC Double Glazed Window To The Rear Aspect, Radiator, Door Leading To The En-Suite Shower Room.

### En-Suite Shower Room

5'1" x 7'1" (1.55m x 2.16m)  
Shower Cubicle, Wash Hand Basin, W.C, Radiator.

### Family Bathroom

5'9" x 6'5" (1.75m x 1.96m)  
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

5'9" x 6'5" (1.75m x 1.96m)  
uPVC Double Glazed Window To The Rear Aspect, Built-In Storage Cupboard, Radiator.

### Bedroom Three

12'10" x 10'10" (3.91m x 3.30m)  
uPVC Double Glazed Window To The Front Aspect, Built-In Storage Cupboard, Radiator.

### Energy Efficiency Rating: B

The Full Energy Efficiency Certificate Is Available On Request.

### Council Tax Band: C

Approximately £1,901 pa

### Disclaimer

Please note that all Measurements Are Approximate. The Floor Plan Is Not To Scale. The Floor Plan And Photographs Are 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

