



## Hills Drive, Norton, Stockton-On-Tees, TS20 2GF

This modern and well presented home is located on a popular residential development in Norton and offers spacious, well balanced accommodation ideal for a range of buyers. Built approx. 2021, the property benefits from a security alarm and the remainder of the NHBC warranty.

On entering the property you are welcomed by a spacious hallway which gives access to a ground floor WC and a lounge, providing a comfortable and inviting living space. The modern kitchen/dining room and is fitted with a range of built-in appliances, including oven, hob and dishwasher, with French doors opening onto the private rear garden, making it ideal for both everyday living and entertaining.

To the first floor, the landing benefits from natural light via a window and provides access to three bedrooms. The master bedroom enjoys the added benefit of its own ensuite shower room. The third bedroom is currently used as a dressing room. A modern family bathroom completes the first floor accommodation.

Externally, the property features a private rear garden and a driveway providing off-street parking for two vehicles. Additional features include an alarm system and the advantage of a relatively new build home offering modern standards of insulation and efficiency.

North Shore Academy Secondary School is in walking distance and Norton Village is conveniently close by where there is a wide range of shopping facilities, Drs, restaurants and bars.

Offers Over £180,000



# Hills Drive, Norton, Stockton-On-Tees, TS20 2GF

HALL

LOUNGE

15'6" x 10'9" (4.72m x 3.28m)

KITCHEN/DINING ROOM

15'6" x 8'9" (4.72m x 2.67m)

DOWNSTAIRS WC

6'2" x 3'2" (1.88m x 0.97m)

LANDING

BEDROOM ONE

10'10" x 10'5" (3.30m x 3.18m)

ENSUITE

5'2" x 4'9" (1.57m x 1.45m)

BEDROOM TWO

9'9" x 8'9" (2.97m x 2.67m)

BEDROOM THREE

8'9" x 4'3" (2.67m x 1.30m)

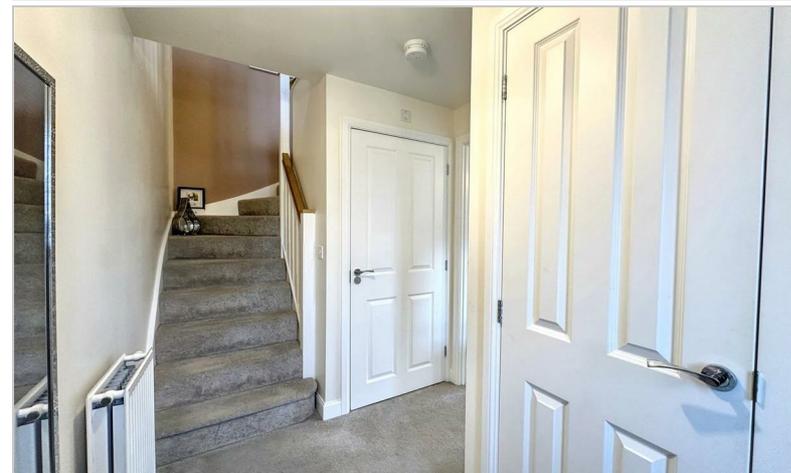
BATHROOM

6'10" x 5'6" (2.08m x 1.68m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

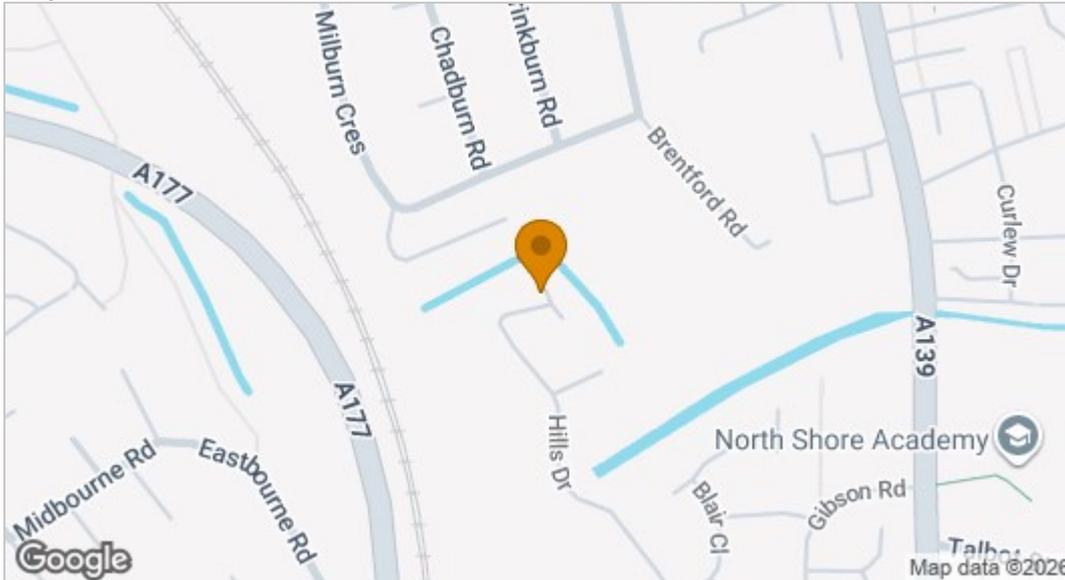




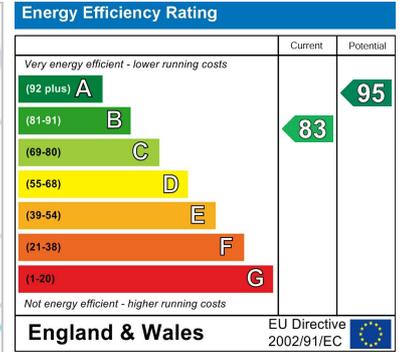


Gowland

## Map



## EPC graph



## Floor Plan

Approx Gross Internal Area  
76 sq m / 820 sq ft



Ground Floor  
Approx 38 sq m / 411 sq ft

First Floor  
Approx 38 sq m / 409 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

17 Bishop Street, Stockton on Tees, TS18 1SY

Tel: 01642 615657 Email: stockton@gowlandwhite.co.uk <https://www.gowlandwhite.co.uk/>