



## Westminster Oval, Norton, Stockton-On-Tees, TS20 1UU

Located within a cul-de-sac in the ever-popular village of Norton, this modern four bedroom detached home offers spacious and well presented accommodation ideal for family living, with the added benefit of countryside walks close by.

The property is gas centrally heated and double glazed throughout and is entered via a welcoming hallway with a convenient ground floor cloakroom/WC. To the front, the lounge features an attractive bay window, creating a bright and comfortable space to relax. The kitchen is fitted with an extensive range of units and quality integrated appliances including a double oven, wine cooler, five-ring gas hob and dishwasher, with a freestanding American-style fridge freezer also included in the sale. A separate utility room provides additional practicality with side access, while the versatile dining room or study to the rear enjoys double French doors opening directly onto the garden, perfect for both entertaining and everyday family life.

Upstairs, there are four good sized bedrooms, one with fitted wardrobes, while the master bedroom is decorated with stylish wall panelling, a feature recess and access to a modern en-suite shower room. A refitted family bathroom completes the first floor.

Externally, a driveway to the front provides parking for several vehicles alongside a garage. To the rear, the generous lawned garden offers a good level of privacy and is not overlooked, creating a safe and enjoyable outdoor space for families.

A superb home in a sought-after location, ready to move straight into and enjoy.

£325,000

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HALL

LOUNGE

14'4" x 14'1" (4.37m x 4.29m)

KITCHEN

13'7" x 9'5" (4.14m x 2.87m)

DINING ROOM

12'1" 8'4" (3.68m 2.54m)

DOWNSTAIRS WC

6'6" x 3'2" (1.98m x 0.97m)

UTILITY ROOM

6'5" x 5'6" (1.96m x 1.68m)

LANDING

BEDROOM ONE

14'5" x 9'11" (4.39m x 3.02m)

ENSUITE

7'2" x 5'7" (2.18m x 1.70m)

BEDROOM TWO

9'11" x 8'1" (3.02m x 2.46m)

BEDROOM THREE

9'9" x 6'10" (2.97m x 2.08m)

BEDROOM FOUR

9' x 7'9" (2.74m x 2.36m)

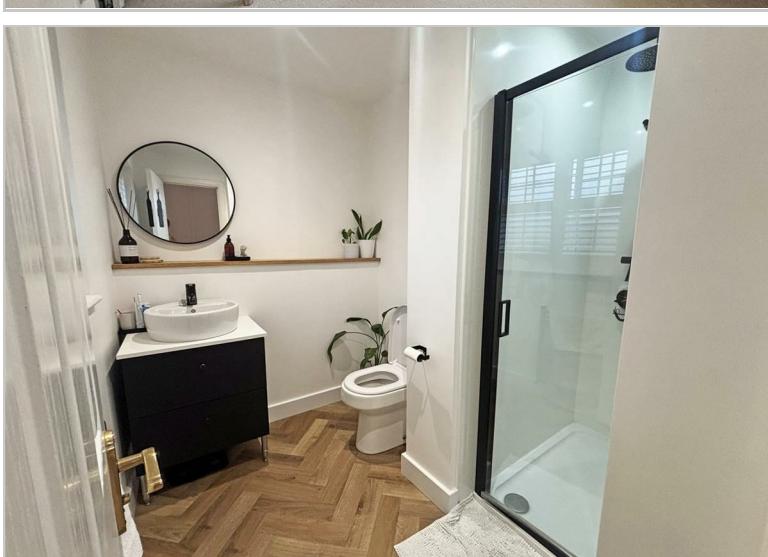
BATHROOM

6'11" x 6'5" (2.11m x 1.96m)

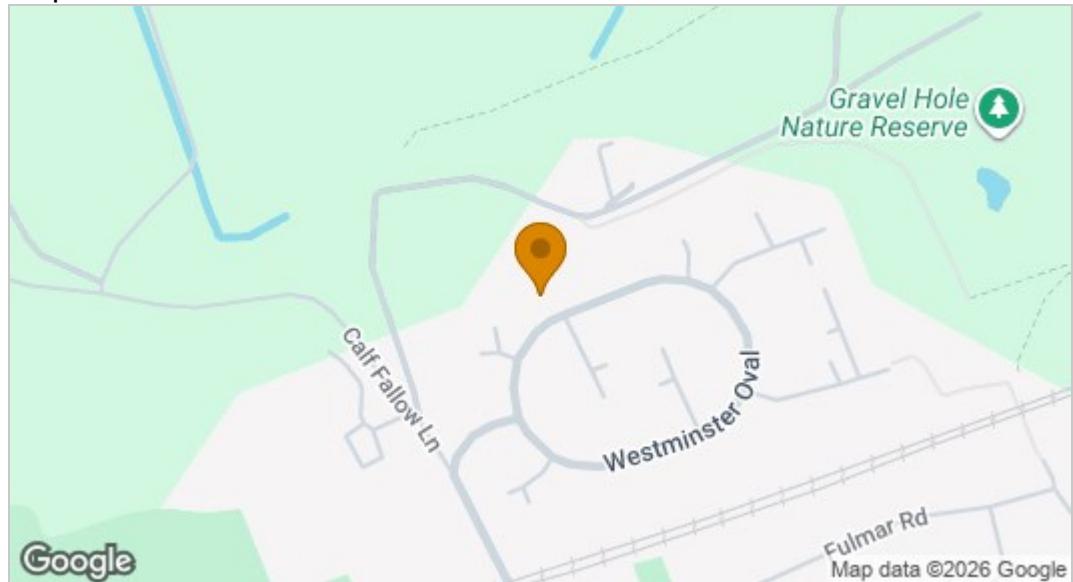
#### AML PROCEDURE

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.





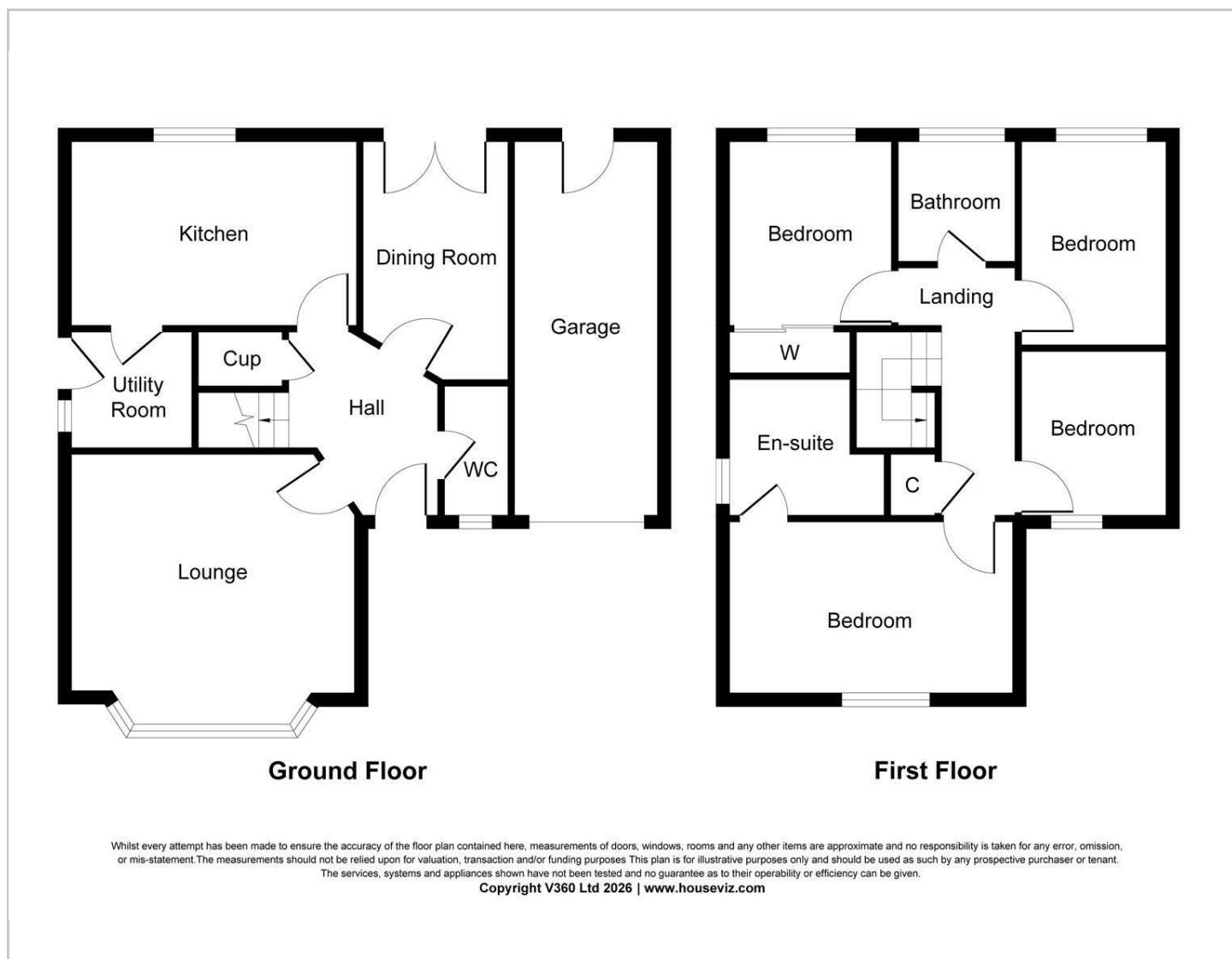
## Map



## EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	77
EU Directive 2002/91/EC			

## Floor Plan



## VIEWING

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

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