



### 3 bed detached house to buy in

Barford Close, Norton, Stockton-on-Tees,  
Durham, TS20 1SP

# £235,000

🏠 x3 🚗 x1 🚻 x2

Tenure

**Freehold**

### Property features

- ✓ NO ONWARD CHAIN
- ✓ FAMILY HOME
- ✓ SUPERB LOCATION
- ✓ DRIVEWAY AND GARAGE
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

This extended detached residence offers everything you would expect from a long-term family home, combining generous living space with a highly sought-after location in Norton.

Ideally positioned, the property benefits from excellent access to a range of well-regarded local schools, making it perfect for families. Everyday amenities are within easy reach in Norton High Street, offering a selection of independent shops, cafes, and restaurants, while larger retail options can be found nearby in Stockton town centre. For commuters, there are superb transport links with convenient access to the A19 and A66, providing direct routes to Middlesbrough, Darlington and beyond, with Durham approximately a 30-minute drive away. Rail connections are also available from Stockton and Thornaby stations.

Externally, the home is approached via a block paved driveway with room for two cars running alongside a neatly maintained front lawn, leading to an integral garage complete with up-and-over door, power, and lighting.

Upon entering, you are welcomed by a practical porch extension, an excellent addition for modern family living. The bay-fronted living room creates a bright and inviting space, featuring a staircase to the first floor and an open-plan layout that flows seamlessly into the dining area. From here, the accommodation continues into a fitted kitchen positioned to the side, while to the rear a conservatory provides an additional reception space overlooking the garden, ideal for relaxing or entertaining.

To the first floor, the property offers three well-proportioned bedrooms, all benefiting from fitted wardrobes, along with a family bathroom.

A standout feature of this home is the generous rear garden, offering a good degree of privacy. It is predominantly laid to lawn with a patio seating area, perfect for outdoor dining and family enjoyment.

This is a superb opportunity to acquire a spacious, well-located family home with excellent potential in a desirable area.

Contact the Norton Branch today to arrange your viewing.

Council Tax Band: C

Tenure: Freehold

Price: £235,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Accommodation

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### Living Room

4.64m x 3.80m (15'2" x 12'5")



### Dining Room

4.64m x 2.85m (15'2" x 9'4")



### Kitchen

4.70m x 2.50m (15'5" x 8'2")



### Conservatory

4.64m x 2.10m (15'2" x 6'10")



### Bedroom 1

3.95m x 2.65m (12'11" x 8'8")



## Bedroom 2

2.85m x 2.65m (9'4" x 8'8")



## Bedroom 3

3.00m x 1.95m (9'10" x 6'4")



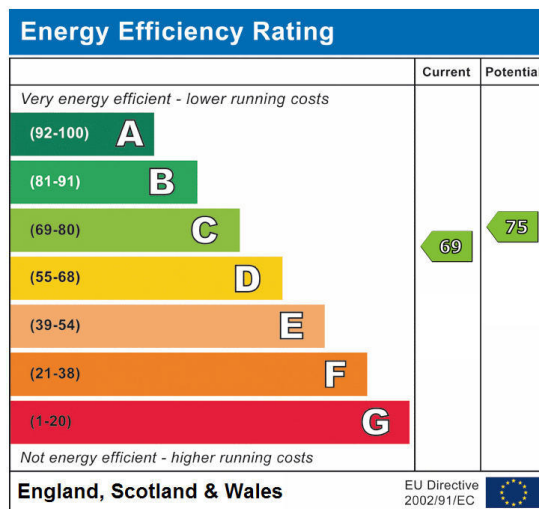
## Bathroom

1.95m x 1.90m (6'4" x 6'2")



## Rear garden





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Contact your local branch today for more information on this property:

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**TBC<http://www.norfolkpropertyauctions.com>**

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