



## 5 bed detached house to buy in

Rook Lane, Norton, Stockton-on-Tees,  
Durham, TS20 1SD

# £335,000

 x 5
  x 2
  x 2

Tenure

**Freehold**

## Property features

- ✓ POPULAR RESIDENTIAL AREA
- ✓ FAMILY SIZED HOME
- ✓ SPACIOUS THROUGHOUT
- ✓ OPEN PLAN LIVING
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

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

## Description

Spacious Family Home in Highly Sought-After Crooksbar, Norton – Close to Schools & Norton Green

Beautifully positioned within the ever-popular Crooksbar area of Norton, this spacious and well-presented five-bedroom detached home offers an ideal setting for family life. Located just a short stroll from the highly regarded Crooksbar Primary School, Red House School, and the historic tree-lined Norton High Street, renowned for its charming selection of independent shops, cafés, bars, and eateries, this property perfectly blends convenience with lifestyle.

Set back behind a private driveway with access to an attached garage, the property welcomes you via a light and airy entrance hall with a useful ground floor W.C. The front-facing living room features a bow window and a stylish fireplace, creating a cosy yet elegant space for relaxation.

To the rear of the property lies the heart of the home, a generous open-plan layout comprising a seating area, dining space, and a fitted kitchen, all complemented by a separate utility room. French doors from the rear seating area open into a spacious conservatory, providing the perfect spot for year-round enjoyment and entertaining.

Upstairs, a split-level landing leads to five well-proportioned bedrooms. The master bedroom boasts fitted wardrobes, while the second bedroom benefits from its own en-suite shower room. The family bathroom is a generous size, featuring double sinks, a bath, and a separate shower cubicle.

Externally, the private rear garden is equally impressive, mainly laid to lawn with a patio seating area and mature planted borders. Not overlooked, it offers a high degree of privacy ideal for families or those who enjoy outdoor living.

With its substantial living space, excellent location, and generous plot, this is a superb opportunity to secure a family home in one of Norton's most desirable neighbourhoods.

To arrange your viewing, contact the Pattinson Norton team today – early interest is highly recommended!

Council Tax Band: E

Tenure: Freehold

Price: £335,000

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

4.39m x 3.93m (14'4" x 12'10")



### Dining Room

6.11m x 3.60m (20'0" x 11'9")



### Sitting Room



### Kitchen

4.72m x 2.70m (15'5" x 8'10")



### Utility Room

2.29m x 1.50m (7'6" x 4'11")

## Conservatory



## Bedroom 1

4.17m x 3.21m (13'8" x 10'6")



## Bedroom 2

3.21m x 2.73m (10'6" x 8'11")



## Ensuite



## Bedroom 3

3.16m x 2.14m (10'4" x 7'0")



## Bedroom 4

4.13m x 2.14m (13'6" x 7'0")



## Bedroom 5

3.23m x 2.84m (10'7" x 9'3")



## Bathroom

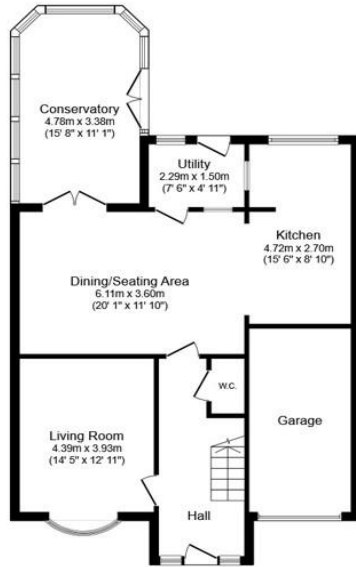
4.13m x 2.84m (13'6" x 9'3")



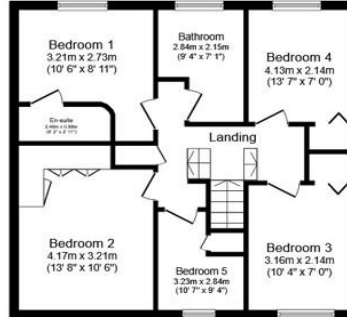
## Rear Garden



5 Rook Lane, Norton, TS20 1SD



**Ground Floor**  
Floor area 85.3 sq.m. (918 sq.ft.)



**First Floor**  
Floor area 59.8 sq.m. (644 sq.ft.)

**Total floor area: 145.1 sq.m. (1,561 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>S1</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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