



## 2 bed detached bungalow to buy in TS20

Mapleton Drive, Norton,  
Stockton-on-Tees, Durham, TS20 1RP

# £320,000

 x2
  x1
  x1

Tenure

**Freehold**

## Property features

- ✓ POPULAR LOCATION
- ✓ SPACIOUS LOUNGE
- ✓ WELL PRESENTED
- ✓ MODERN KITCHEN
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

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

## Description

Tucked away within a pleasant cul-de-sac and enjoying a highly convenient position close to the excellent amenities of Norton High Street, this beautifully presented bungalow offers comfortable, easy living in a sought-after setting ideally suited to those looking to downsize without compromise.

The home is approached by a low maintenance front garden with a driveway providing off street parking and leading to a generously sized garage, perfect for additional storage or workshop space.

Stepping inside through the composite entrance door, the welcoming hallway provides loft access and leads through to a spacious living room where a lovely bow window allows natural light to flood the room, while a feature fireplace creates a warm and inviting focal point, ideal for relaxing evenings.

The well-appointed kitchen offers ample space for a dining table, creating a sociable area for everyday dining and entertaining alike. Fitted with an extensive range of wall, base and drawer units, the kitchen also benefits from generous work surfaces incorporating a one and a half bowl sink with mixer tap, built-in hob with extractor hood and stylish metro tiled splashbacks. Further appliances include a built-in oven and microwave, integral fridge and freezer, along with plumbing for a washing machine. Two rear facing windows overlook the delightful garden and a side door provides convenient external access.

Bedroom one is an impressive double room featuring fitted wardrobes and a bow window, while bedroom two also benefits from fitted storage and opens directly into the garden room via patio doors. This lovely additional reception space features a lightweight insulated roofing system, spot lighting and French doors opening onto the garden, making it a wonderful place to enjoy the outdoors throughout the seasons.

Externally, the rear garden is a true highlight; thoughtfully designed with patio seating areas, a neatly laid lawn, gravelled borders, side access and a timber shed, creating a peaceful and manageable outdoor retreat.

Offering turnkey accommodation ready to move straight into and enjoy from day one, this is a superb bungalow in a highly desirable Norton location.

Early viewing is strongly recommended. Contact our Norton office today to arrange yours.

Council Tax Band: D

Tenure: Freehold

Price: £320,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Accommodation

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### Living Room

5.56m x 3.42m (18'2" x 11'2")



### Kitchen

4.70m x 2.87m (15'5" x 9'4")



### Bedroom 1

3.62m x 3.42m (11'10" x 11'2")



### Bedroom 2

3.19m x 2.88m (10'5" x 9'5")



### Garden room

3.69m x 2.56m (12'1" x 8'4")



## Bathroom

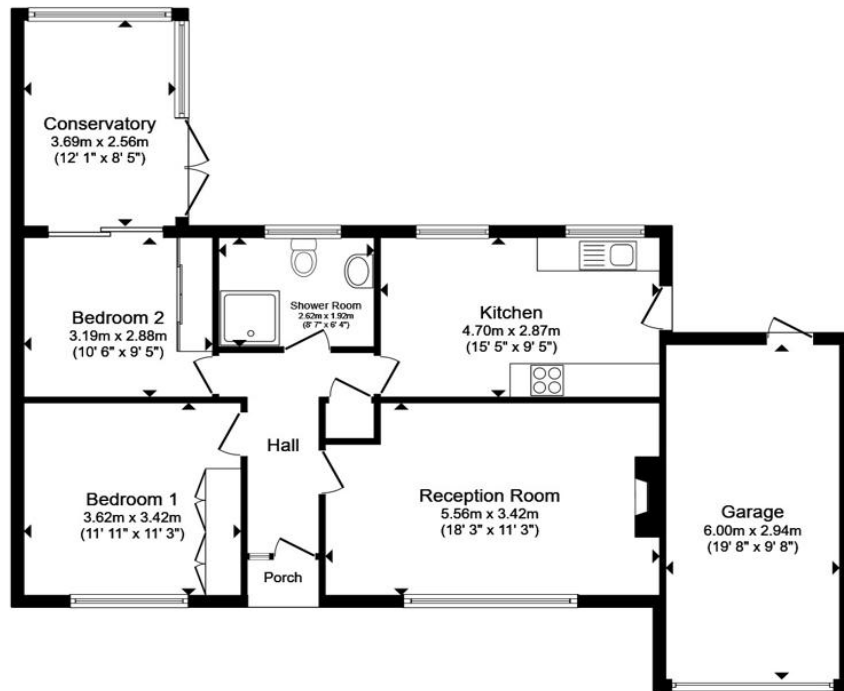
2.62m x 1.92m (8'7" x 6'3")



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## Garden





Total floor area 96.9 m<sup>2</sup> (1,043 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(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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