



If you are looking for a spacious family home Buckthorn Crescent would be the perfect purchase. Located within The Elms Development in Norton this detached corner plot has so much to offer. Comprising of an entrance hallway, a light/airy lounge, separate dining room, cloakroom, utility, a fantastic open plan kitchen and garden room which is the heart of the home. The first level offers master bedroom, fitted robes, dressing table and ensuite bathroom. Two further bedrooms, ensuite and a separate family bathroom. The upper level has two bedrooms, a separate shower room and a gallery landing space for a study area. Presented to a high specification throughout Buckthorn was originally purchased as the show home and is ready to move straight into. External: Front/side/rear gardens, block paved driveway for ample parking and double garage. Location: Close to shops, schools and local amenities. Please call Smith & Friends to arrange a viewing on 01642 605777. Appointments Only.

Buckthorn Crescent, Stockton-On-Tees, TS21 3LD

5 Bedroom - House - Detached

£475,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: F



**SMITH &
FRIENDS**
ESTATE AGENTS

Buckthorn Crescent, Stockton-On-Tees, TS21 3LD



ENTRANCE HALLWAY

Front entrance door, radiator, storage cupboard and Karndean flooring.

CLOAKROOM

WC, wash hand basin and radiator.

LOUNGE

Double glazed bay window to front aspect, double glazed double doors to rear aspect, carpet, fire and surround, two radiators.

DINING ROOM

Double glazed bay window to front aspect, carpet and radiator.

KITCHEN

Electric hob and double oven, spot lights, Karndean flooring, integrated dishwasher, integrated fridge/freezer full length radiator, double glazed window to side aspect, open plan with garden room.

GARDEN ROOM

Open plan with kitchen, Karndean flooring, spot lights, two full length wall radiators and sliding doors leading to rear garden.

UTILITY

Karndean flooring, plumbing for washer and space for dryer.

LANDING

Carpet flooring, stairs to upper level.

BEDROOM ONE

Double glazed window to front aspect, fitted wardrobes, carpet and fitted dressing table.

EN SUITE

Bath, walk-in shower, wash hand basin, WC, heated towel rail, tiled flooring, spot lights and double glazed window to rear aspect.

BEDROOM TWO

Double glazed window to front aspect, radiator, carpet and fitted wardrobes.

EN SUITE

Double glazed window to front aspect, shower, wash hand basin, WC, heated towel rail and spot lights.

BEDROOM THREE

Double glazed window to rear aspect, carpet, radiator and fitted wardrobes.

BATHROOM

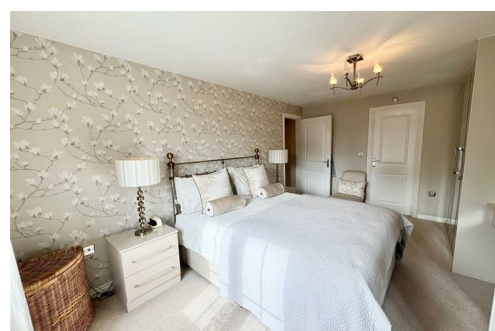
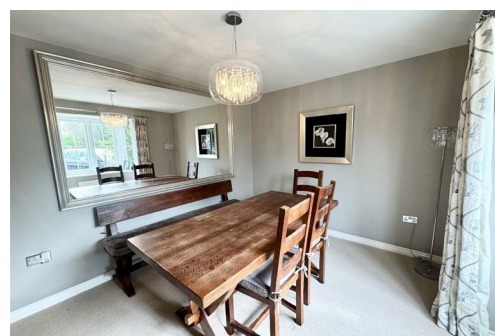
Fully tiled bathroom, double glazed window to rear aspect, bath, vanity wash hand basin, vanity WC, spot lights, heated towel rail and tiled flooring.

SECOND LANDING

Double glazed skylight window to rear aspect, carpet and storage.

BEDROOM FOUR

Double glazed window to front aspect, double glazed skylight window to rear aspect, two radiators and fitted wardrobes.



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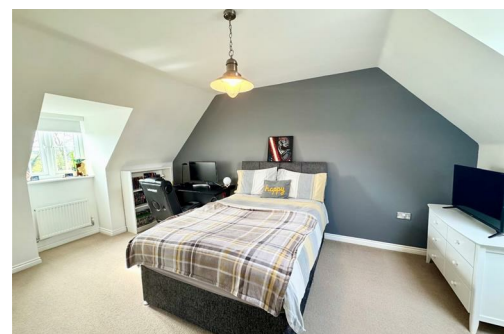


BEDROOM FIVE

Double glazed window to front aspect, double glazed window to side aspect, carpet and storage cupboard.

SHOWER ROOM

Shower cubicle. wash hand basin, WC and skylight window to rear aspect.



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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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