

# CLARKE | MUNRO

ESTATE AGENTS

1 Crooks Barn Lane, Norton, TS20 1LW



Price: Offers in Excess  
of £450,000



01642 361 111  
visit [clarkemunro.com](http://clarkemunro.com) for details

# 1 Crooks Barn Lane, Norton, TS20 1LW



## Key Features:

- Stunning, extended four bedroom family home
- Magnificent finish throughout
- Beautiful south-facing landscaped garden with al-fresco entertaining area
- Located on an attractive street in TS20.
- Off-street parking and secure car-port.
- 

## Property Description:

Clarke Munro are delighted to introduce the most stunning, extensively extended, four bedroom semi detached family home located on the ever popular Crooks Barn Lane. Simply beautiful and high-spec finish throughout and presented to a show home standard this property is worthy of the earliest of internal inspection to appreciate the sheer space and class it has to offer. The ground floor consists of a charming and welcoming entrance hall with Karndean flooring, a separate reception to the front with high ceilings and feature bay window, a further 2nd reception to the rear with feature Victorian-style fireplace and double-doors leading onto a magnificent open plan dining Kitchen with island, dining area and further snug area with Karndean flooring and multi-fuel burner. Furthermore, the ground floor contains a modern downstairs WC, gym, integrated garage/utility room with storage and access to the most wonderful landscaped south-facing garden with al-fresco entertaining area ideal for those summer evenings. The first floor comprises four charming double-bedrooms (the master bedroom with adjacent dressing room and a modern and stylish family bathroom with roll-top bath and shower facilities). This unique property further benefits from off-street parking to the front providing parking for multiple vehicles in addition to a secure car-port, side access to the garden and huge potential to extend further with several options (STPP).

# 1 Crooks Barn Lane, Norton, TS20 1LW

TO VIEW: Tel: **01642 36111**

65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

[www.clarkemunro.com](http://www.clarkemunro.com)

**CLARKE | MUNRO**  
ESTATE AGENTS



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

2313.05 ft<sup>2</sup>  
214.89 m<sup>2</sup>

Reduced headroom

90.44 ft<sup>2</sup>  
8.40 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92R)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clarke Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

# 1 Crooks Barn Lane, Norton, TS20 1LW



01642 361 111  
visit [clarkemunro.com](http://clarkemunro.com) for details