



To buy

5 bed semi-detached house to buy in TS25

Thetford Road, Hartlepool, Hartlepool, TS25 2GG

£415,000

 x 5  x 1  x 2

Tenure

Freehold

Property features

- ✓ Magnificent Early Victorian Period Conversion
- ✓ Private Garden & Off-Street
- ✓ 3 Reception Rooms -High Ceilings
- ✓ Eat-in Kitchen
- ✓ EPC Rating E

Driveway parking

Garden

Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Agents Comments..." 1 Norton House is a property of distinction — a rare blend of period grace, modern functionality, and privacy. Ideal for families seeking character, space, and tranquillity without sacrificing convenience, it stands as one Hartlepool's most desirable period conversions of its type."

Nestled within an exclusive and peaceful woodland setting, 1 Norton House forms part of the original Manor House built in 1871, now sympathetically converted to provide a truly exceptional semi-detached residence with style, substance and heritage. This striking five-bedroom home perfectly combines period architecture with modern comfort, resulting in a property that feels timeless yet entirely suited to contemporary family living.

Approached via a private drive shared with only a handful of neighbouring homes, the property immediately exudes grandeur and seclusion. Behind the mature trees and hedgerows lies a home of significant character — featuring soaring ceilings, ornate ceiling roses, decorative cornicing, and graciously proportioned rooms that echo the building's Victorian origins. The sense of space and light throughout is exceptional, with large sash and bay windows drawing in natural light and framing garden views.

Despite its tranquil and leafy position, the property remains ideally placed for convenience. Within easy reach are highly regarded local schools such as Stranton Primary School, Manor Community Academy, and Hartlepool Sixth Form College. Medical facilities, including The University Hospital of Hartlepool, nearby GP surgeries, and dental practices, provide comprehensive healthcare. Day-to-day shopping needs are catered for by several supermarkets, while the Middleton Grange Shopping Centre and the Marina Retail Park offer a wide variety of shops, cafés, and restaurants. Excellent public transport links and quick road access make commuting or visiting the coast effortless.

Accommodation Overview:

This impressive semi-detached residence provides expansive and versatile accommodation arranged over two floors, extending to approximately 2,906 sq. ft. The layout offers: five bedrooms across two floors, including a ground-floor guest room or study; two principal reception rooms of generous proportions; a large family kitchen and breakfast area with central island; a luxury family bathroom and a ground-floor cloakroom and private gardens to the front and side, with an enclosed courtyard and patio to the rear. There is a large attic space with natural windows which Subject To Planning would make excellent additional bedroom accommodation.

The property sits within mature private grounds of approximately one-third of an acre, offering lawns, established borders, and a paved entertaining terrace. The setting provides complete privacy, with the home bordered by trees and natural hedgerows.

Council Tax Band: F

Tenure: Freehold

Price: £415,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Heating: Gas

Entrance Vestibule

Accessed via a composite entrance door with glazed window to the front. Neutrally painted walls, decorative floor tiles, and high ceilings with cornicing and tall majestic double doors characterise this welcoming space before leading through to the main hallway and stairs.



Entrance Hall

A grand reception hall with solid wood staircase, decorative cornicing, and high ceilings and solid wood flooring throughout. Two radiators. Space for a console table or seating area.



Cloakroom

Fitted with a low-flush WC and vanity wash hand basin. Window to side, radiator, painted wall panelling and tiled flooring



Lounge – measurements exclude the bay

7.49m x 6.05m (24'6" x 19'10")

An elegant and spacious reception room with a large bay window to the front and additional window to the side, creating a light and airy atmosphere. Features include an open fireplace, ornate ceiling rose, coved cornicing, and picture rail. Three radiators. The room easily accommodates three large sofas, occasional chairs, and media storage units. Finished with neutral décor and soft carpet flooring.



Dining Room

5.56m x 4.17m (18'2" x 13'8")

A superb formal dining room with feature fireplace, coved cornicing, and picture rail. French doors lead directly to the patio and garden. Ample space for a large dining table, sideboard, and display furniture. Two radiators and fitted carpet.



Kitchen / Breakfast Room

5.56m x 4.98m (18'2" x 16'4")

This space is the perfect social hub of the home. A beautifully appointed kitchen featuring an extensive range of cream wall and base units with polished granite work surfaces, central island with breakfast bar seating, and a ceramic 1½ bowl sink. Integrated Range-style cooker with extractor and splashback. Recessed ceiling spotlights, dual aspect windows, and tiled flooring. Ample space for a breakfast table or casual seating area. Adjacent to the kitchen is a utility room with washing machine and tumble dryer and this is where the recently installed boiler is located.



Bedroom 5 / Playroom

4.17m x 4.29m (13'8" x 14'0")

Situated on the ground floor, is this flexible ground-floor room with French doors opening to the patio. Suitable for use as a guest bedroom, office, or playroom. Neutral décor, carpet flooring, and radiator. Space for a double bed, bedside tables, and wardrobe if used as a bedroom. Due to the close proximity of the cloakroom WC the installation of a new en-suite bathroom in this well proportioned room should be easily accommodated.



First Floor Landing

An impressive galleried landing with floor-to-ceiling stained-glass feature window, coved cornicing, three radiators, and storage cupboard. Space for seating or reading area.



Master Bedroom – measurements include the

5.87m x 3.48m (19'3" x 11'5")

A stunning main bedroom featuring a bay window, fitted wardrobes, walk-in dressing area, coved cornicing, and radiator. Generous space for a king-size bed, bedside tables, and additional storage or dressing furniture.



Bedroom 2 – 7'8" x 18'8" (2.34m x 5.69m)

2.34m x 5.69m (7'8" x 18'8")

A bright and spacious double bedroom with window, coved cornicing, and radiator. Space for a double bed, wardrobe, and desk.



Bedroom 3

3.58m x 2.87m (11'8" x 9'4")

Garden-facing double bedroom with radiator and neutral décor. Space for a double bed, wardrobe, and drawers.



Bedroom 4 / Dressing Room

1.55m x 2.97m (5'1" x 9'8")

Currently arranged as a dressing area or study, with coved cornicing, radiator, and front window.



Family Bathroom

3.20m x 2.95m (10'5" x 9'8")

A luxurious bathroom suite comprising a freestanding roll-top bath, separate shower cubicle with drench shower head, low-level WC, and large vanity wash basin. Traditional-style wall panelling with painted upper walls, chrome fittings, large wall mirror, and black-and-white tiled flooring. Spotlights and radiator.

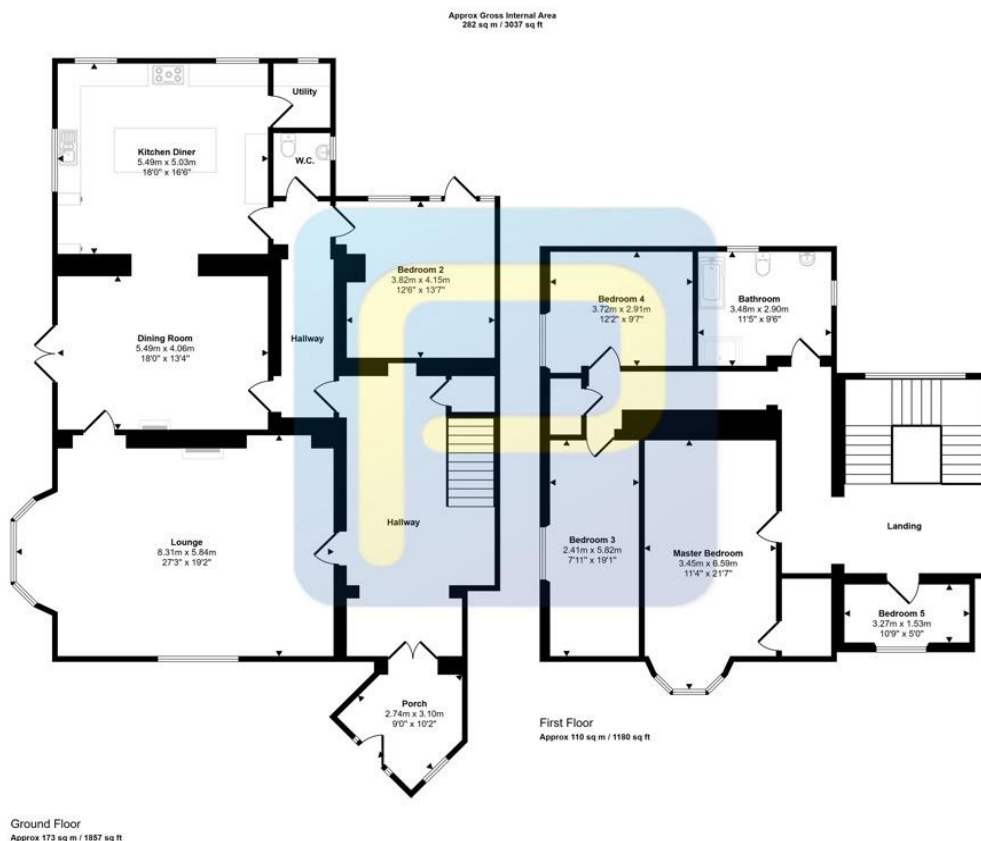


Externally

The property occupies a substantial plot of approximately 0.33 acres, set within established woodland. The front garden is mainly laid to lawn with mature shrubs and hedges providing privacy. To the rear, a paved courtyard and patio area offer ideal space for outdoor dining and entertaining, with direct access from the dining room and ground-floor bedroom.

The home's setting ensures a peaceful, semi-rural feel while remaining within a few minutes' drive of Hartlepool's key amenities.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Thetford Road, Hartlepool, Hartlepool, TS25 2GG

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

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