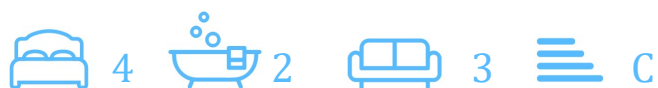




## 1 Lakeside Way

Norton, YO17 9PG

Asking Price £465,000





# 1 Lakeside Way

Norton, Malton, YO17 9PG

## Asking Price £465,000



Located on the ever popular Lakeside development, we are pleased to offer for sale this beautifully presented four bedroom ex-show home. The property benefits from modern and spacious living with the added benefit of a double garage which has been converted into a games room and gym. This room could lend itself to a number of purposes such as a home office or studio. The main house offers a welcoming entrance hall, ground floor study, guest cloakroom/WC, sitting room with wood burning stove, a well designed and bespoke open plan kitchen with central breakfast island, opening to a further dining area. The dining room has Bi-fold doors which lead out to the rear garden. The first floor presents four bedrooms, the master with en-suite and a modern family bathroom. A beautiful home in a fantastic location off Welham Road.

- DETACHED HOME WITH CONVERTED DOUBLE GARAGE USED AS A GAMES ROOM
- STUDY AND GUEST CLOAKROOM TO GROUND FLOOR
- PLENTY OF SECURE GATED PARKING
- FOUR BEDROOMS TO THE MAIN HOUSE
- GORGEOUS FITTED BREAKFAST KITCHEN OPENING TO THE DINING ROOM
- FRONT AND REAR LAWNED GARDENS
- MASTER BEDROOM WITH EN-SUITE
- SITTING ROOM WITH WOOD BURNING STOVE
- A LOVELY POSITION ON THE POPULAR LAKESIDE DEVELOPMENT

### ENTRANCE HALL

Stairs to the first floor and radiator.

### SITTING ROOM

With window to front aspect, radiator, TV point and wood burning stove. Opening to the dining room.

### STUDY

With window to the front aspect and radiator.

### GUEST CLOAKROOM/WC

Low flush WC, wash basin, heated towel rail and part tiled.

### BREAKFAST KITCHEN

A stunning fitted kitchen with central breakfast island, quartz worktops, underlighting, inset sink and drainer unit with hose mixer tap, built in twin ovens, 'Neff' multi functional microwave oven, space for a fridge freezer, gas 'Neff' hob with extractor hood above, contemporary radiator, door to the side aspect, window to the rear and opening to the dining area.

### DINING AREA

Bi-fold doors to the garden, vertical radiator and pocket doors to the sitting room. Bluetooth speakers built into the ceiling.

### FIRST FLOOR LANDING

Doors to the bedrooms and bathroom and loft access (light, loft ladder and partly boarded).

### MASTER BEDROOM

Window to the front aspect, radiator and fitted wardrobes.

### EN-SUITE

Walk in power shower, low flush WC, wash basin, window to the front aspect and splashback. Heated towel rail.

### BEDROOM TWO

Window to the rear aspect, mirrored wardrobes and radiator.

### BEDROOM THREE

Window to the rear aspect and radiator. Built in wardrobes.

### BEDROOM FOUR

Window to the front aspect and radiator.

### HOUSE BATHROOM

With low flush WC, wash basin, shower over bath, part tiled, heated towel rail and window to the rear elevation.

### DOUBLE GARAGE/GAMES ROOM/GYM

Currently used as a games room and gym but potential to use as a home office or study as fully insulated with spotlights, electric, side access door and two set of UPVC double glazed double doors to the front aspect.

### EXTERIOR

The front offers an open plan lawn area with flower beds and a block paved drive leading to the double garage/games room. There are double wrought iron gates to the front with a lovely lawned garden to the rear, fully enclosed by fencing with storage shed and pathway to the games room/gym.

### SERVICES

Mains connected to water, drainage, electric and gas fired central heating.

### COUNCIL TAX BAND E TBC

### Norton

Norton is a busy and thriving area of Malton. It has good junior and secondary schools and there are a variety of local amenities to hand. Malton train station is a short walk away and offers direct railway links to Scarborough, York, Leeds, Manchester and Liverpool. Norton is also within easy access to the A64 which connects Scarborough, York and Leeds.





Road Map



Hybrid Map



Terrain Map



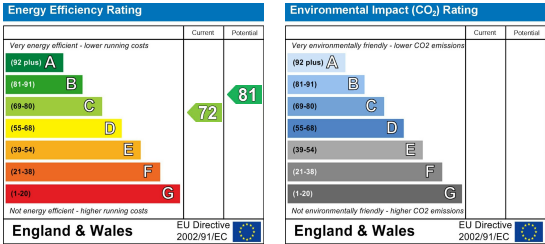
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.