



## 9 Cornlands

Norton, YO17 9EN

Price Guide £325,000



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Welcome to this immaculate three-bedroom detached family home, set in the charming area of Cornlands, Norton. This delightful property is set on a generously sized plot, offering a fantastic garden that is perfect for outdoor activities and family gatherings. As you enter the home, you will be greeted by a warm and inviting atmosphere, ideal for family living. The spacious layout includes a master bedroom complete with an en-suite, providing a private retreat for relaxation. The additional two bedrooms are well-proportioned, making them suitable for children, guests, or even a home office. The exterior of the property boasts a garage and block-paved parking, ensuring convenience for you and your family. The garden is a standout feature, providing ample space for children to play, as well as a lovely area for entertaining friends and family during the warmer months. Located in a perfect area for families, this home is close to local amenities, schools, and parks, making it an ideal choice for those looking to settle in a friendly community. With its combination of modern living and a tranquil setting, this property is not to be missed. Come and experience the charm of this wonderful home in Norton.

- Detached family home in a sought after location
- Garage and plenty of parking
- Three well proportioned bedrooms
- Convenient for families and close to local schooling
- Master bedroom with en-suite
- Luxurious bathroom with free standing bath
- Fantastic garden which is private and fully secure
- Spacious living room with kitchen diner and doors out to a lovely decked area

### Entrance Hall

UPVC door to the front aspect, glazed door to the living room.

### Sitting Room

Solid wood flooring, TV point, coving, traditional style radiators, UPVC leaded window to the front aspect, spotlights, opening to the stairs, UPVC window to the side aspect. Gas living flame fire with feature surround.

### Kitchen / Diner

Tiled flooring, UPVC window to the side aspect, spotlights, built in storage with wine rack, radiator, UPVC doors to the rear aspect, granite worktops, pull up power sockets, electric hob and oven, plumbed for dishwasher, fridge, part tiled walls, extractor hood, coving to ceiling, radiator and door to the garden. Plenty of space for dining.

### First Floor Landing

UPVC window and loft access.

### Master Bedroom

Two UPVC windows to the rear aspect, wardrobes, radiator, coving and spotlights.

### En-suite

Low flush WC, pedestal wash basin and shower cubicle with splashback, tiled flooring and walls, heated chrome towel radiator, UPVC window to the side aspect, coving, extractor light and spotlights.

### Bedroom Two

UPVC window to the front aspect and radiator, coving, spotlights.

### Bedroom Three

UPVC window to the front aspect and radiator, coving, spotlights.

### Family Bathroom

Freestanding bath with chrome shower attachment and mixer taps, vanity wash basin, low flush WC, contemporary radiator, fully tiled, UPVC window to the side aspect, spotlights, coving and extractor fan.

## Garage

Brick built garage with up and over door, light and power and side access door.

## Rear Garden

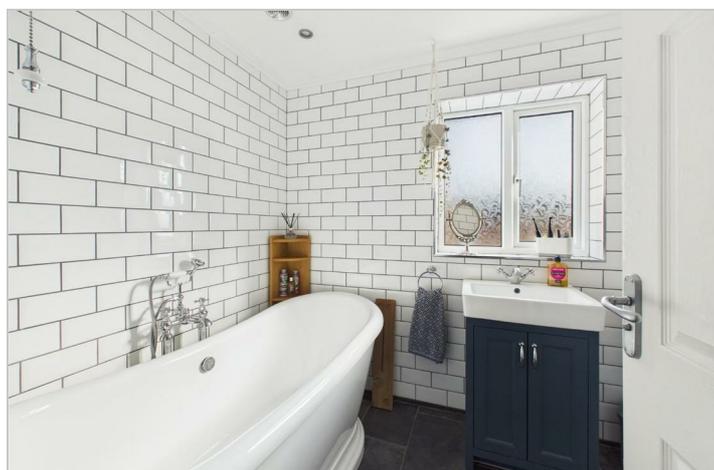
The front of the property offer a block paved drive and plenty of parking with double timber gates which lead to a private driveway and garage. The rear garden has a lovely raised decked area with steps leading down to a flagged patio area with shed, an extensive lawned area and play area. The garden is fenced and fully enclosed with a lovely sunny aspect and private.

## Services

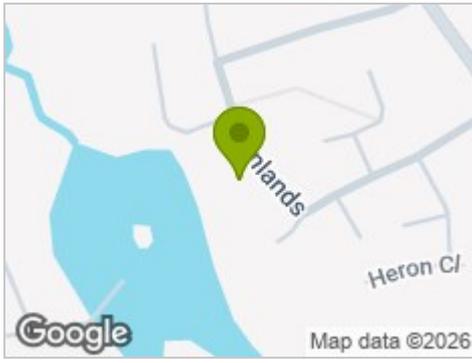
Mains connected to water, drainage, gas and electric.

## 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.



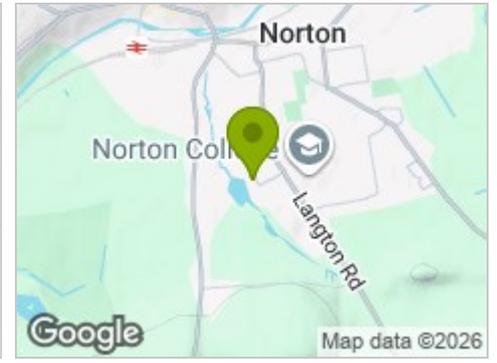
## Road Map



## Hybrid Map



## Terrain Map



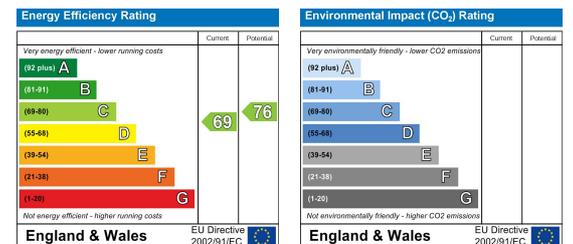
## Floor Plan



## 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



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