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41 Evergreen Way

, YO17 8BY

Offers Around £230,000

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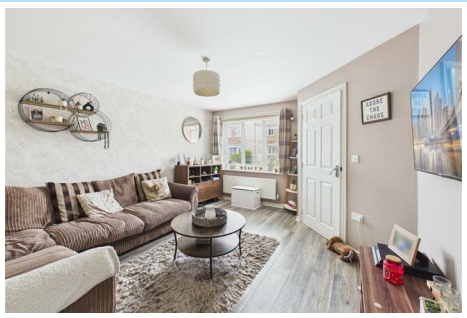




41 Evergreen Way

, Norton, malton, YO17 8BY

Offers Around £230,000





Set in the charming area of Evergreen Way, Norton this modern semi-detached house presents an excellent opportunity for families seeking a comfortable and inviting home. Boasting three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this property is designed with family living in mind. The heart of the home features a spacious reception room, perfect for relaxation and entertaining guests. The layout flows seamlessly, providing a warm and welcoming atmosphere. The additional two bedrooms are ideal for children or guests, ensuring ample space for everyone. One of the standout features of this property is the lovely enclosed garden, offering a safe and private outdoor space for children to play and for family gatherings. The estate also includes a children's play park, enhancing the community feel and providing a wonderful environment for families.
For added convenience, the property includes a garage and parking, making it easy to accommodate vehicles and storage needs. This home is not just a place to live; it is a sanctuary where memories can be made. With its modern amenities and delightful surroundings, this three-bedroom family home on Evergreen Way is a fantastic choice for those looking to settle in a friendly neighbourhood. Don't miss the chance to make this lovely property your own.

- Three bedroom semi detached family home
- Master bedroom with en-suite
- Realistically priced
- Located on the popular Westfield estate in Norton
- Ground floor WC
- Garage and parking / lovely enclosed garden
- A modern home in a great location

Entrance Hall
Door to front aspect, radiator, stairs.

Guest WC
Low flush WC, pedestal basin, radiator, UPVC window to the front aspect, splashback.

Sitting Room
Radiator, TV point, UPVC window to the front aspect, understairs cupboard.

Kitchen Diner
Modern wall and base units, plumbed for washer, dishwasher, space for fridge freezer, radiator, one and a half bowl sink unit, UPVC window to the rear aspect, double doors to the garden. Boxed in gas boiler, gas hob, electric oven, part tiled walls.

First Floor Landing
Built in cupboard, loft access.

Master Bedroom
Radiator, UPVC window to the front aspect, overstairs cupboard.

En-suite
Shower cubicle, low flush WC, pedestal wash basin, radiator, extractor fan, part tiled, UPVC window to the front aspect.

Bedroom Two
UPVC window to the rear aspect, radiator.

Bedroom Three
6'2 x 7'5 (1.88m x 2.26m)
UPVC window to the rear aspect, radiator.

Bathroom
5'6 x 6'2 (1.68m x 1.88m)
Panel bath, low flush WC, pedestal wash basin, part tiled, extractor fan, UPVC window to the side aspect.

Exterior
To the front of the property there is a landscaped garden area with sleeper beds with low maintenance shrubs. There is a driveway leading to the garage which provides off-street parking.

The rear garden is mainly set to lawn, fully fenced and enclosed and private with a raised decked area and side access.

Tel: 07515763622

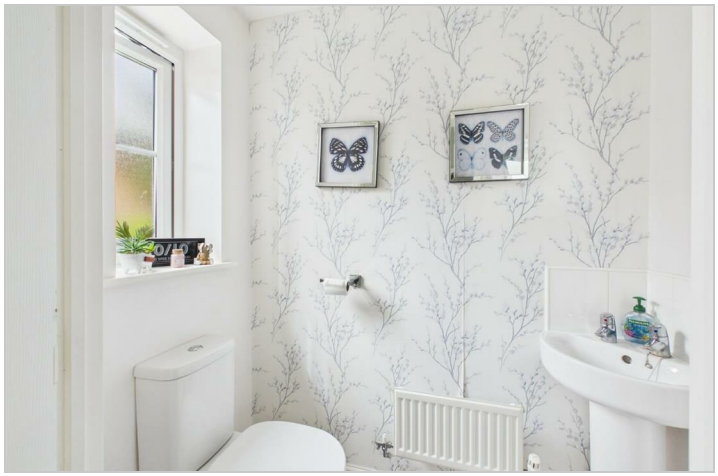
Garage
Up and over door, light and power.

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.

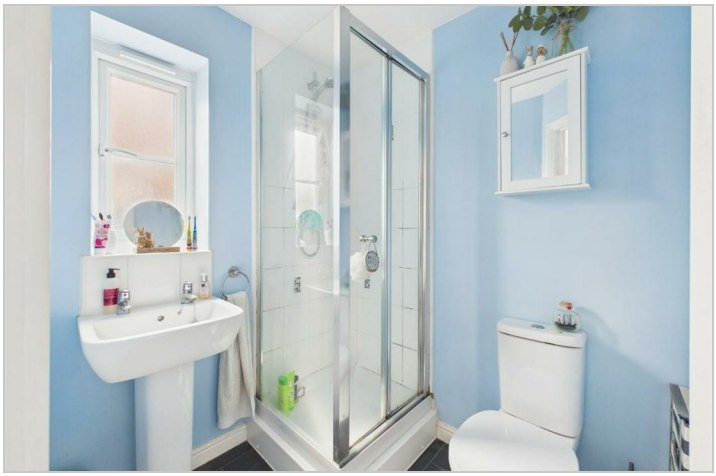
Services
The property is connected to mains gas, electric, water and drainage.

Please note there is a small service charge for upkeep of the estate. Please ask for further details.

AML Checks
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £23.50 (plus VAT) per person will be payable to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.





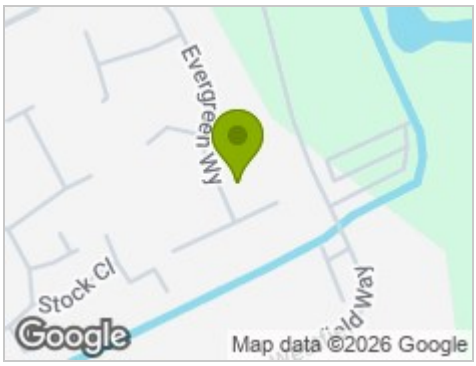








Road Map



Hybrid Map



Terrain Map



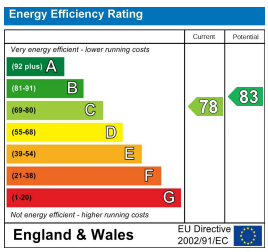
Floor Plan

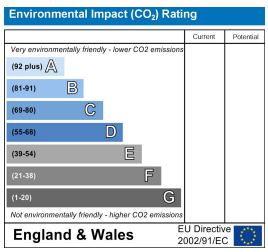


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.