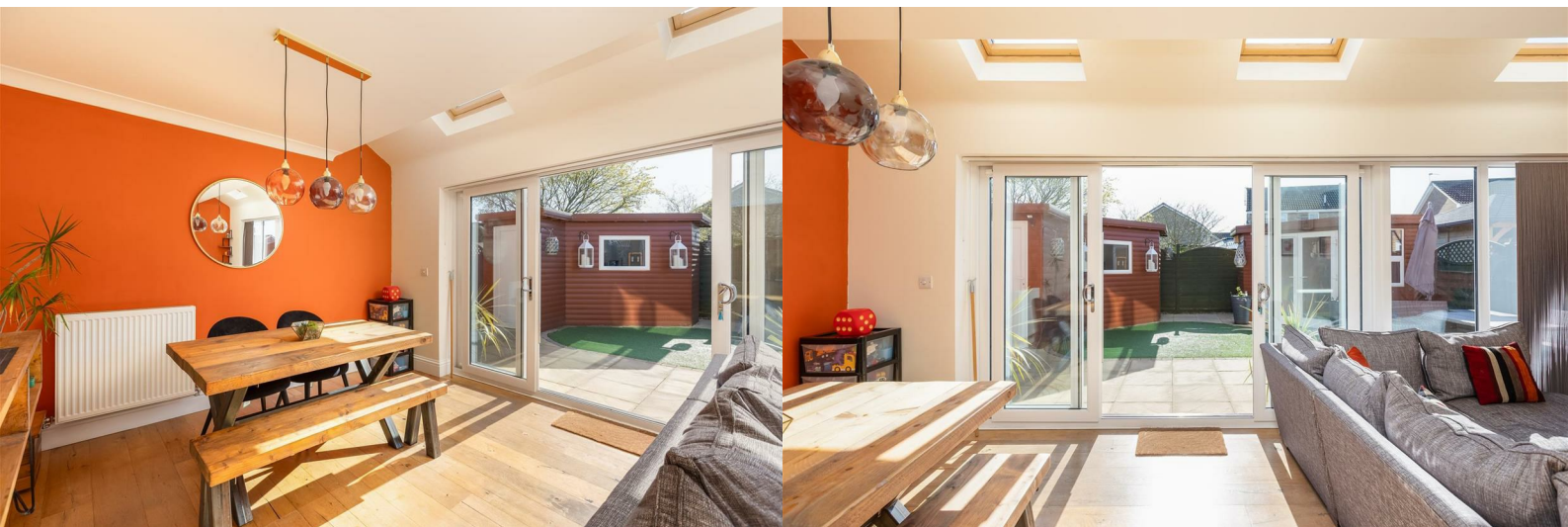




18 Farm View

Norton, YO17 9BF

Price Guide £295,000



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18 Farm View is a well proportioned detached four bedroom home, located on the Shepherd Homes Development in Norton. The property benefits from the garage already being converted into a fourth bedroom with en-suite shower room. The remaining internal accommodation consists of entrance hall, breakfast kitchen and sitting room. To the first floor there is the master bedroom with en-suite shower room, two further bedrooms and the family bathroom. The external space is low maintenance with a modern, contemporary garden and with plenty of off street parking to the front of the property. An ideal family home in lovely, move in condition.

- A beautifully presented four bedroom detached family home
- Gas central heating and underfloor heating
- Ground floor bedroom with guest en-suite
- Master Bedroom with en-suite
- Low maintenance rear gardens
- UPVC double glazing throughout
- Plenty of off street parking

Entrance Hall

UPVC front door, coving and tiled floor

Breakfast Kitchen

11'1 x 11'6 (3.38m x 3.51m)

UPVC double glazed window to the front aspect, tiled floor with underfloor heating, range of gloss wall and base units with roll top work surfaces, integrated dishwasher, integrated washing machine, stainless steel sink and drainer unit, integrated fridge/freezer, double electric oven, five ring gas hob, extractor hood, door leading to the converted bedroom.

Sitting Room

11'6 x 20'6 (3.51m x 6.25m)

UPVC double glazed patio doors and full length windows to rear aspect, three velux windows, coving, radiators, power points, engineered oak flooring, telephone point, fitted wall unit with storage and shelving.

Bedroom Two

16'4 x 8'1 (4.98m x 2.46m)

Converted from the original garage, UPVC double glazed front aspect window, radiator.

En-suite Shower Room

7'6 x 3'4 (2.29m x 1.02m)

UPVC double glazed side aspect window, shower cubicle, low flush WC, pedestal wash basin, radiator.

Landing

UPVC double glazed side aspect window, radiator, loft access with loft ladder - full boarded and shelved for storage.

Master Bedroom

10'11 x 11'8 (3.33m x 3.56m)

UPVC double glazed windows to front aspect, coving, fitted wardrobes, radiators, TV point.

En-suite Shower Room

4'5 x 8'7 (1.35m x 2.62m)

Opaque UPVC double glazed window facing to front aspect, chrome heated towel rail, tiled floor, fully tiled double shower cubicle with power shower, low flush WC, wash hand basin with vanity unit, tiled walls and extractor fan.

Bedroom Three

11'3 x 8'7 (3.43m x 2.62m)

UPVC double glazed window to rear aspect, coving, radiator.

Bedroom Four

8'0 x 11'8 (2.44m x 3.56m)

UPVC double glazed window facing the rear aspect, coving, radiator.

House Bathroom

6'5 x 8'7 (1.96m x 2.62m)

Opaque UPVC double glazed window facing the side aspect, chrome heated towel rail, panel enclosed bath with mixer taps and over head shower attachment, low flush WC, wash hand basin with vanity unit, tiled walls, airing cupboard and extractor fan.

Exterior

The rear garden is mainly a laid patio, astro turf, two

good size summer houses (included in the sale) with power and lighting, outside tap, side entrance. At the front of the property the space has been landscaped with block paving and gravel to provide plenty of off street parking.

Services

Mains connected to gas, electric, water and drainage.

Council Tax Band D

Location

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.



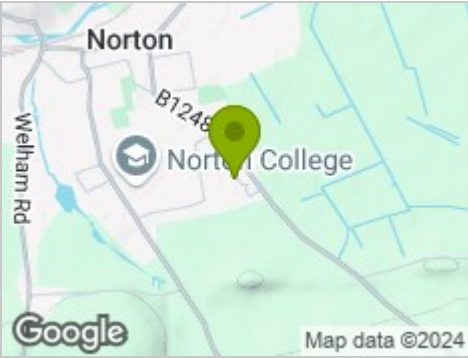
Road Map



Hybrid Map



Terrain Map



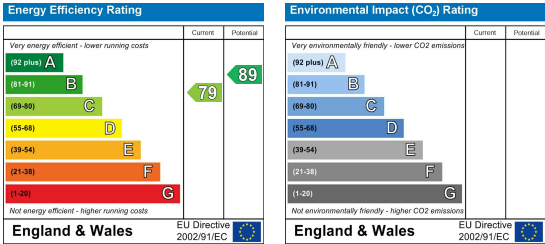
Floor Plan



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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