



## 34 Evergreen Way

Norton, YO17 8BY

Offers Around £215,000



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This stunning three bedroom family home is located down Evergreen Way in Norton and has been tastefully decorated and presented to a high standard throughout. The accommodation offers an entrance hall, guest cloakroom/WC, sitting room, kitchen diner and patio doors out to the garden. To the first floor is the master bedroom with en-suite shower room, bedrooms two and three and the house bathroom. With parking for two cars to the front and a lovely landscaped paved garden this property is well worth viewing and perfect for a family or as a first time home.

- STUNNING THREE BEDROOM HOME
- EN-CLOSED, LANDSCAPED GARDEN
- IDEAL FOR COUPLES OF FAMILIES
- EN-SUITE TO MASTER BEDROOM
- COUNCIL TAX BAND B
- OFF STREET PARKING FOR TWO CARS
- QUIET CUL DE SAC POSITION

## Entrance Hall

Vertical radiator, door to the front and stairs leading to the first floor.

## Living Room

14'3 x 11'9 (4.34m x 3.58m)

UPVC window to the front of the house, TV point, radiator and understairs storage cupboard. Wood effect flooring.

## Kitchen/ Diner

15'3 x 8'8 (4.65m x 2.64m)

Patio doors to the rear garden, UPVC window to the rear and a range of modern white wall and base units to the kitchen area. Extractor fan, gas fitted boiler, plumbed for washer, electric cooker with gas hob, extractor hood, one and half bowl sink unit, inset ceiling lights and radiator.

## Guest WC

5'6 x 3 (1.68m x 0.91m)

Low flush WC, radiator, pedestal hand wash basin and UPVC window to the front.

## First Floor Landing

Access to the loft and large storage cupboard.

## Master Bedroom

9'4 x 12'0 (2.84m x 3.66m)

Radiator, UPVC window to the front aspect, overstairs storage cupboard and door to the en-suite.

## En-Suite

5'3 x 6'3 (1.60m x 1.91m)

Radiator, pedestal basin, low flush WC, shower cubicle, UPVC window to the front, extractor fan, inset ceiling lights and part tiled walls.

## Bedroom Two

7'4 x 8'9 (2.24m x 2.67m)

Radiator and UPVC window to the rear.

## Bedroom Three

6'2 x 7'4 (1.88m x 2.24m)

UPVC window to the rear and radiator.

## Family Bathroom

5'5 x 6'2 (1.65m x 1.88m)

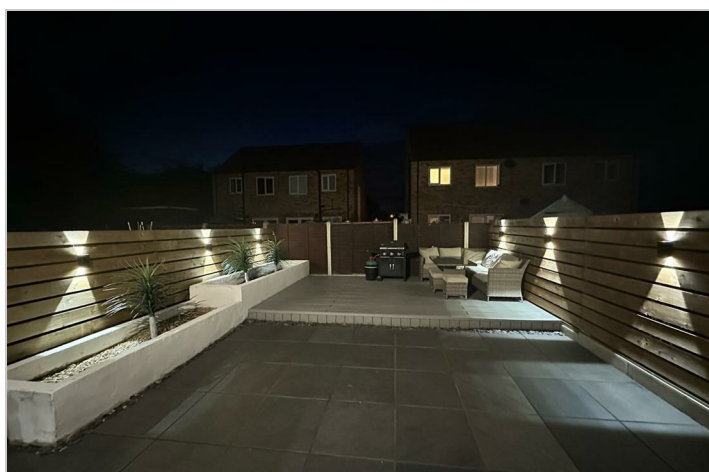
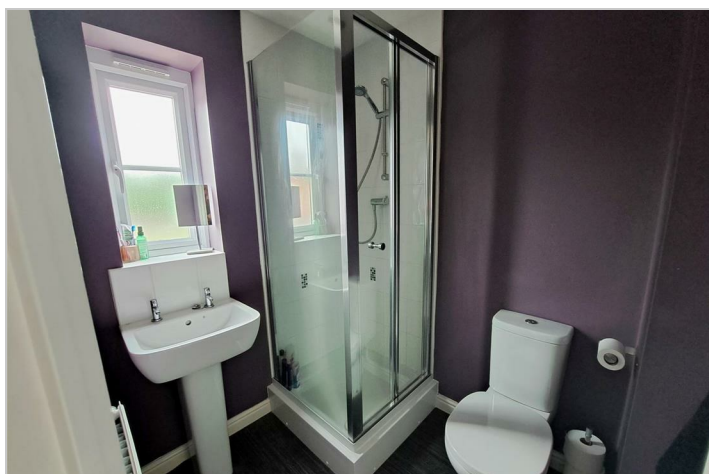
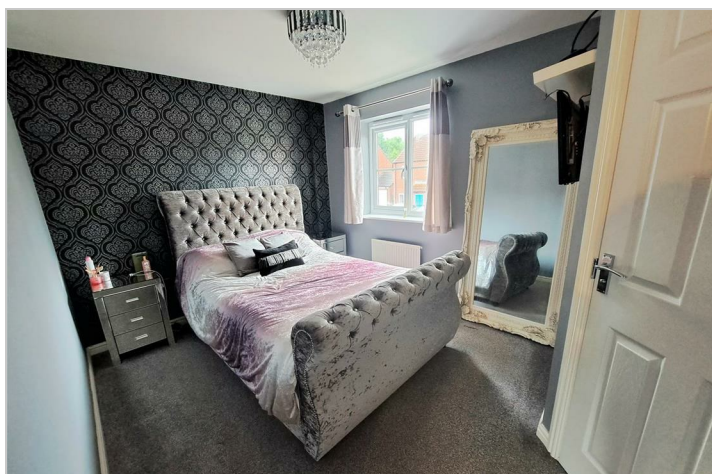
Panel bath, low flush WC, pedestal hand wash basin, extractor fan, UPVC window to the rear, part tiled and radiator.

## Exterior

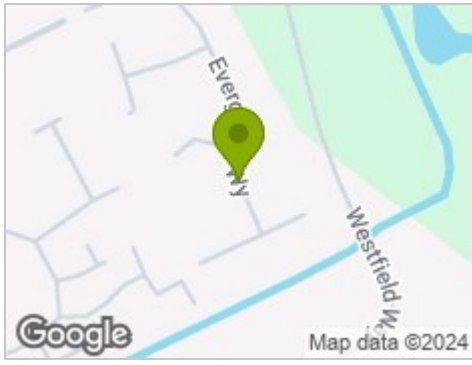
To the front there is a double drive providing off-street parking for two cars. To the rear is a fully enclosed low maintenance garden with paved flags and raised beds. Landscaped with decking and paved sun terrace.

## 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



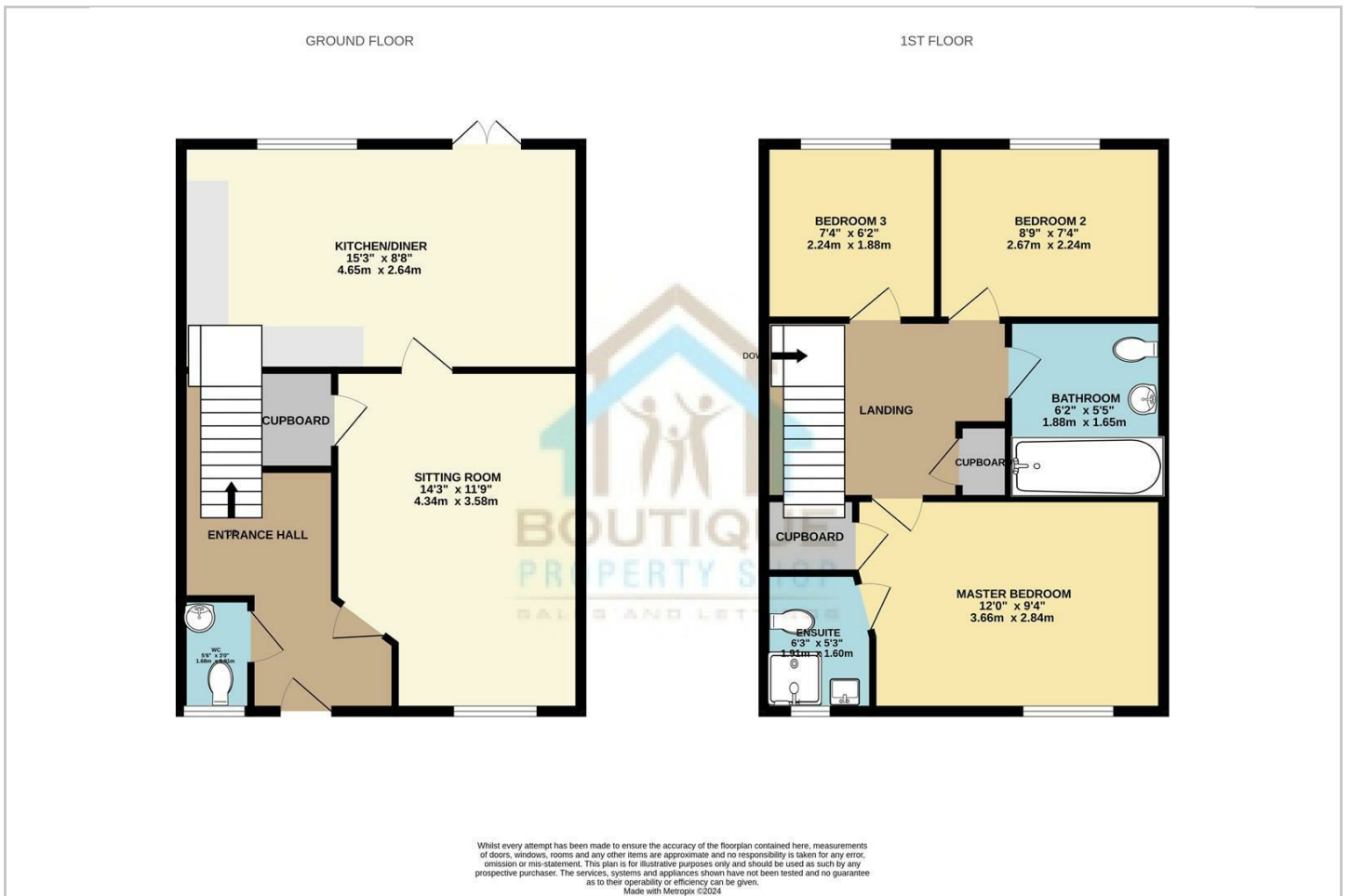
## Hybrid Map



## Terrain Map



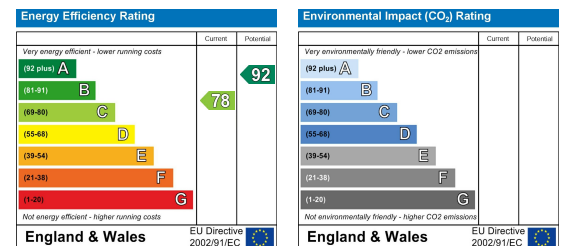
## Floor Plan



## 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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