



## 28 Fletton Road

Norton, YO17 8BB

Asking Price £265,000



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Situated on Fletton Road in Norton, Malton, this lovely four-bedroom house presents an excellent opportunity for families seeking a comfortable and convenient home. The property boasts a spacious reception room, perfect for entertaining guests or enjoying family time.

The master bedroom is a standout feature, complete with an ensuite bathroom, providing a private retreat for relaxation. In addition to the master suite, there are three further well-proportioned bedrooms, ensuring ample space for family members or guests. The two bathrooms in the house cater to the needs of a busy household, making morning routines a breeze.

For those with vehicles, the property offers dedicated parking, including a garage, which is a valuable asset in this area. The location is particularly appealing, with easy access to local amenities.

This house is not just a property; it is an excellent family home that promises comfort and convenience in a delightful setting. Whether you are looking to settle down or invest, this residence on Fletton Road is certainly worth considering.

- Four bedroom family home
- Snug, sitting room and dining kitchen
- Enclosed garden, perfect for families
- Arranged over three floors
- Guest WC
- Great value for money
- Immaculate throughout
- Parking with garage

### Entrance Hall

Door to front aspect, radiator and stairs to the first floor landing.

### Snug/Office

Double glazed window to front aspect, radiator and TV point.

### Kitchen Diner

Double glazed window facing the rear aspect, double doors opening into the garden, radiator, range of wall and base units with roll top work surfaces, tiled splash back, plumbing for washer, sink and drainer unit, space for fridge freezer, electric double oven and gas hob, extractor hood, gas boiler and space for dining table.

### Guest WC

Radiator, low flush WC and pedestal hand wash basin.

### First Floor Landing

With radiator.

### Sitting Room

Two double glazed windows facing the front aspect, radiator, TV point and telephone point.

### Master Bedroom

Two double glazed windows facing the rear aspect, radiator, telephone and TV point.

### En-suite

Shower cubicle with wash hand basin and low flush WC, extractor fan and radiator

### Bedroom Two

Two double glazed windows to rear aspect and radiator.

### Second Floor Landing

Access to airing cupboard and loft hatch access.

### House Bathroom

Radiator, panel enclosed bath with mixer taps, low flush WC, wash hand basin with pedestal, part tiled walls, and extractor fan.



### Bedroom Three

Double glazed window to front aspect and radiator.

### Bedroom Four

Double glazed window to front aspect and radiator.

### Exterior

A lovely well stocked rear enclosed garden with fencing, patio area and rear access gate leading to the single parking space and garage.

### Garage

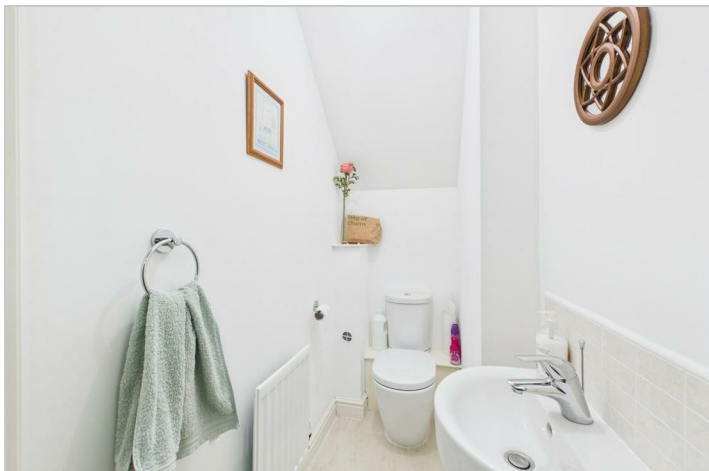
Single brick built garage with up and over door and pitched roof for storage, lighting and electric sockets.

### 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

Mains connected to gas, electric, drainage and water.



Road Map



Hybrid Map



Terrain Map



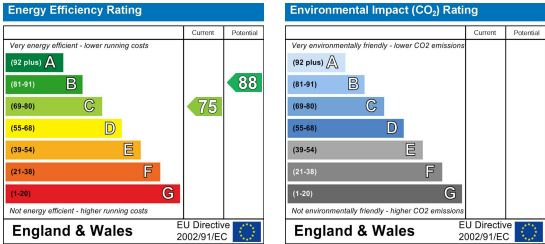
Floor Plan



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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