



## 77 Fletton Road

Norton, YO17 8BD

Offers Over £235,000



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## Norton, Malton, Y017 8BD

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77 Fletton Road is a modern, well presented three bedroom semi-detached family home is located on the popular Redrow development in Norton. The property is set on a lovely plot with enclosed private garden, detached garage and driveway parking. The accommodation consists of entrance hall, guest cloakroom/WC, kitchen, sitting/dining room to the ground floor. To the first floor there is the master bedroom with en-suite, two further bedrooms and the family bathroom. This is an immaculately presented, lovely family home in a great location.

- Well presented three bedroom family home
- Guest WC
- Great location
- Master bedroom with En-suite
- Garage, parking and enclosed garden
- Patio doors out to the garden
- Gas central heating and UPVC double glazing

### Entrance Hall

Composite front door with UPVC double glazed window, wood effect flooring, radiator. Understairs storage cupboard.

### Guest WC

UPVC double glazed front aspect window, low flush WC, wash basin and radiator.

### Kitchen/Breakfast

UPVC double glazed front aspect window, range of wall and basin units, sink & drainer unit, gas hob, electric oven with extractor hood over. Space for a fridge freezer and space for a washing machine. Breakfast bar, radiator, tiled splash back and cupboard housing the boiler.

### Sitting Room/Dining Room

UPVC double glazed rear aspect window and patio doors leading to the garden. Radiator and stairs to the first floor.

### First Floor Landing

UPVC double glazed side aspect window, loft access and cupboard housing the hot water tank.

### Master Bedroom

UPVC double glazed rear aspect window, build in wardrobes, radiator. Door leading to:

### En-Suite

Shower cubicle, sink, low flush WC and heated towel rail.

### Bedroom Two

UPVC double glazed front aspect window, radiator.

### Bedroom Three

UPVC double glazed rear aspect window, radiator.

### House Bathroom

UPVC double glazed front aspect window, panel bath with shower attachment over, shower screen, low flush WC, pedestal basin and heated ladder towel rail.

## Exterior

The front of the property is set back slightly from the pavement with a paved path leading to the front door. Side driveway leading to a detached garage. The rear garden is private and enclosed with a paved patio area and lawn.

## Garage

Up and over door, power and electric.

## Services

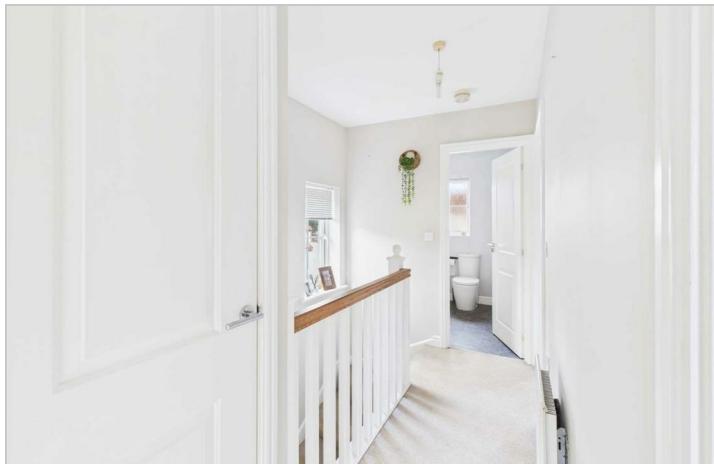
Mains connected to gas, electric, water and drainage.

This property is subject to a yearly development maintenance fee.

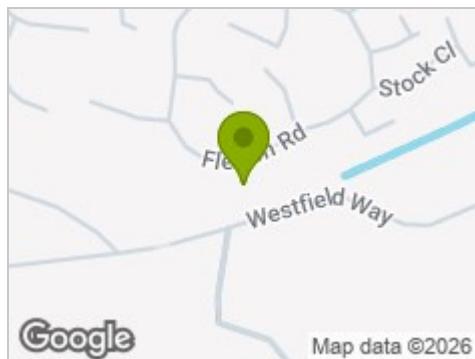
## Council Tax Band C

### 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



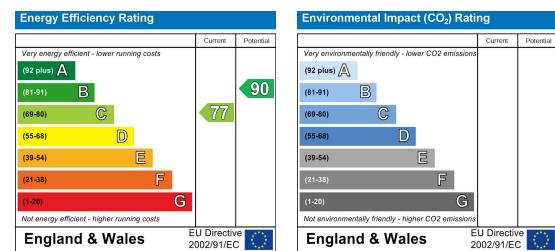
## Floor Plan



## 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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