



## 64 Scarborough Road

Norton, YO17 8AE

Offers Around £350,000



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Positioned on Scarborough Road, Norton, this unique four-bedroom cottage offers a delightful blend of character and modern living. The property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. One of the standout features of this home is the self-contained annexe located on the ground floor, providing an ideal space for guests, a home office, or even a private retreat for older children. The main house includes a stunning house bathroom, complete with a free-standing bath and a separate shower, ensuring a luxurious experience for all. The cottage is set within secure gardens, offering a safe and tranquil environment for outdoor activities. Ample parking is available, making it convenient for residents and visitors alike. Additionally, the boarded-out loft room presents an opportunity for further development, whether as a playroom, study, or additional storage. This property is truly one-of-a-kind, combining traditional charm with modern amenities, making it an excellent choice for families or those seeking a peaceful retreat in a convenient setting. Don't miss the chance to make this exceptional cottage your new home.

- A unique cottage in a convenient location
- Spacious open plan living/dining room with wood burning stove
- Secure gardens to the front and rear with useful storage sheds and hot tub
- Three first floor double bedrooms
- Stunning house bathroom with free standing bath and separate shower
- Must be viewed to be fully appreciated!
- A ground floor bedroom with annexe, own kitchen living room and shower room
- Parking for four vehicles

## Porch

UPVC double glazed composite front door. Glazed pine door leading to:

## Hallway

Stairs to the first floor and radiator.

## Sitting / Dining Room

UPVC double glazed side aspect window and two UPVC double glazed front aspect bay windows, three radiators and log burning stove. Coving to the ceiling. Door leading to:

## Kitchen Breakfast Room

UPVC double glazed rear and side aspect window, range of wall and base units, ceramic sink and drainer and mixer tap, space for a washing machine, built-in dishwasher, space for a tumble dryer, and space for a freestanding fridge. Oven with electric hob and extractor fan over. Worcester boiler. Continuing around the corner is a UPVC glazed rear access door. Breakfast area with laminate worktop and radiator.

## Bedroom One

UPVC double glazed front aspect window and radiator. Door leading to:

## Bedroom Three

Currently used by the vendors as a craft room. UPVC double glazed front aspect window and radiator.

## Bedroom Two

UPVC double glazed front aspect window, radiator and storage cupboard.

## Landing

UPVC double glaze front aspect window, stairs and door leading to:

## Loft Room

Completely boarded to offer plenty of storage.

## Family Bathroom

UPVC double glazed rear aspect window, with freestanding claw bath, vanity sink unit with mirror cupboard above, radiator, low flush WC, walk-in shower with rainfall shower head, electric heated ladder towel rail and cupboard has in the water tank offering good amount of airing cupboard storage space.

Tel: 07515763622

## Snug

UPVC double glazed front aspect window, radiator. Door leading to:

## Bedroom Four

UPVC double glazed rear aspect window and door leading to the rear garden. Radiator.

## Ensuite Shower Room

Ensuite shower room with walk-in shower with mermaid board, low flush WC, extractor fan, and vanity sink unit with mixer tap, vinyl flooring.

## Utility Room

Leading down to a basement area which has been converted into a utility room with a range of base units, with space for a washing machine fridge freezer, rear aspect window with extractor fan, stainless steel sink drainer and sink.

## Exterior

Rear garden with paved area, raised patio seating area, shed with electric, outside tap and jacuzzi. Rear access gates. The

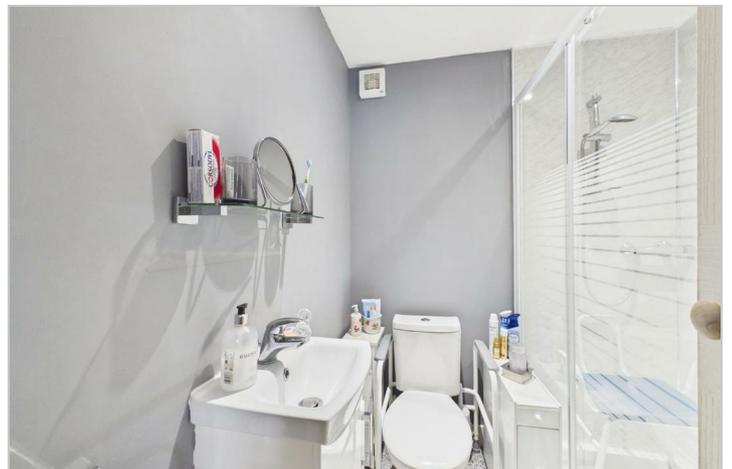
front of the property offers plenty of driveway parking, enclosed garden area with raised patio area, paving and large cabin.

## Services

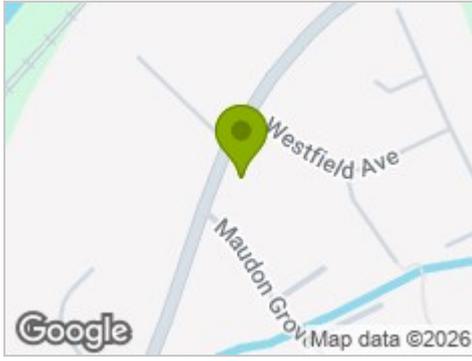
Mains connected to water, drainage, gas and electric.

## 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



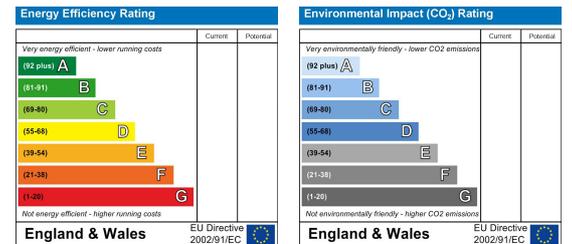
## Floor Plan



## 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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