



## 23 Kingston Drive

Norton, YO17 9DD

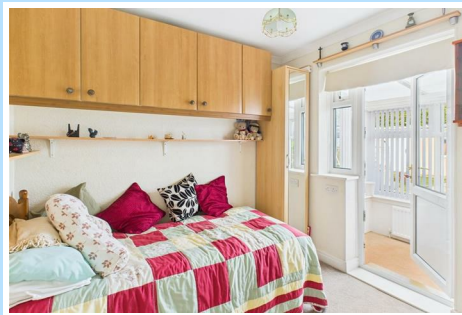
Asking Price £225,000



# 23 Kingston Drive

Norton, Malton, YO17 9DD

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23 Kingston Drive is a lovely two-bedroom semi-detached bungalow located in the sought area of Norton, Malton. The property boasts a spacious corner plot, providing a generous wrap-around garden with lawn, patio areas and mature shrubs. The bungalow features two sunny conservatories, making the property feel light and airy with plenty of space to enjoy the sunshine all through the year. There is a modern kitchen, sitting room, two bedrooms and shower room. The property also includes a detached garage, providing additional storage or parking options, along with driveway parking. Offered with no onward chain, this bungalow presents an excellent opportunity for those looking to move in without delay.

- Two bedroom bungalow
- Detached garage
- No onward chain
- Conservatory and separate Sunroom
- Driveway parking
- Modern bathroom with corner shower unit
- Spacious corner plot with mature gardens

## Conservatory

Half brick construction with UPVC double glazed windows and main entrance door, radiator and plumbing for a washing machine.

## Kitchen

UPVC double glazed window both rear and side (looking into the conservatory), range of wall and base units, space for a fridge/freezer, oven and separate microwave oven. Induction hob with extractor hood over, space for a second fridge, dishwasher or washing machine. 1 1/2 sink with mixer tap and Rangmaster filtered water tap, radiator.

## Inner Hallway

Loft access.

## Sitting Room

With UPVC double glazed patio doors leading onto the rear garden, electric fire set on a marble hearth with marble surround, radiator.

## Bedroom One

UPVC double glazed front aspect window looking into the front sunroom, fitted wardrobes and radiator.

## Bedroom Two

UPVC double glazed front aspect window and door leading to the front sunroom, fitted cupboards and radiator.

## Sunroom

Half brick construction with UPVC double glazed windows and side door, two radiators.

## Shower Room

UPVC double glazed side aspect window, corner shower cubicle with power shower above, low flush WC, vanity sink unit and radiator.

## Exterior

Driveway parking leading to a detached garage (with electric), shed and greenhouse. Wrap around mature garden with lawn, patios areas and mature shrubs. Two outside taps and electric point.

## Council Tax Band B

## 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.

Tel: 07515763622



## Road Map



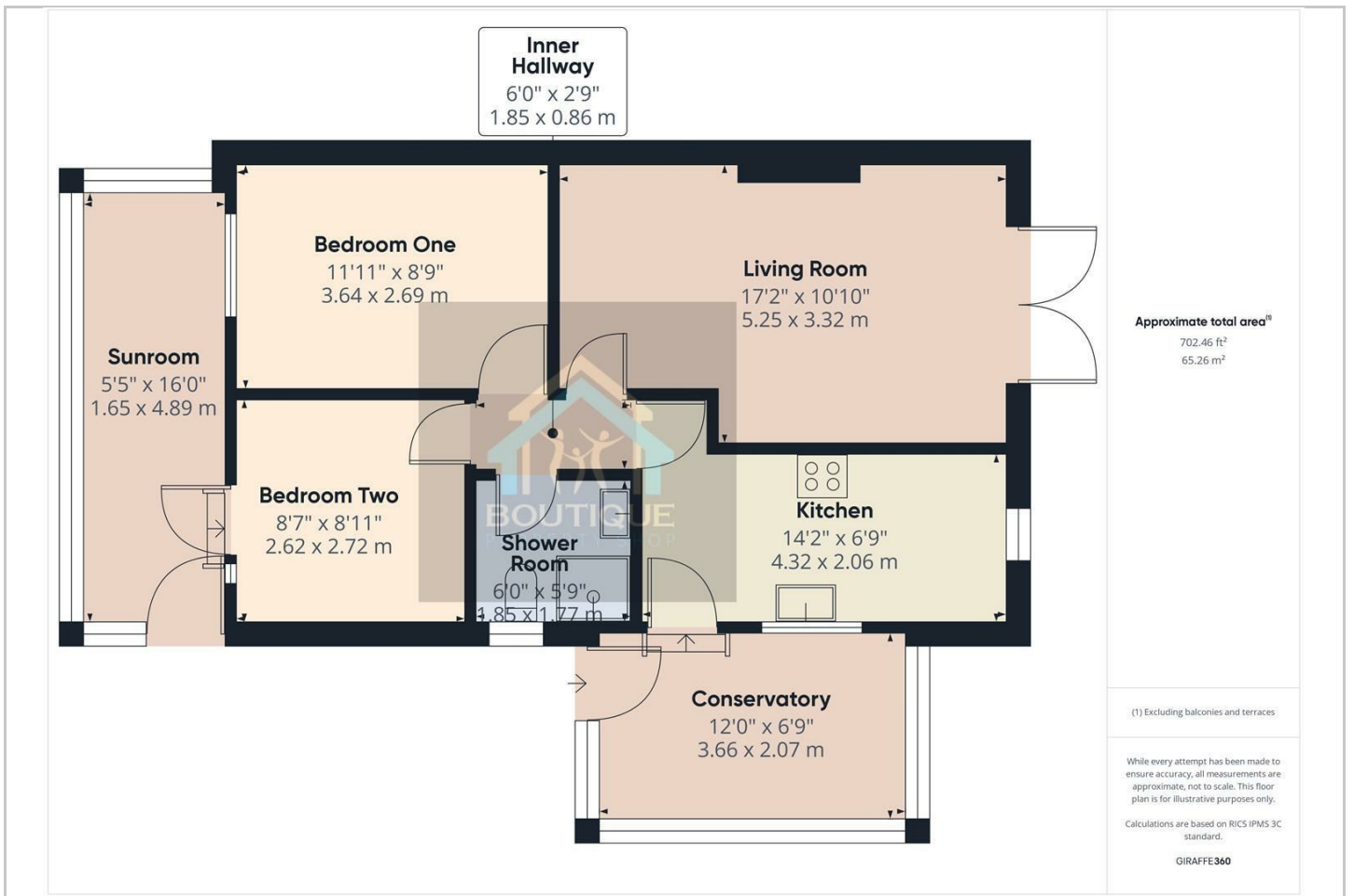
## Hybrid Map



## Terrain Map



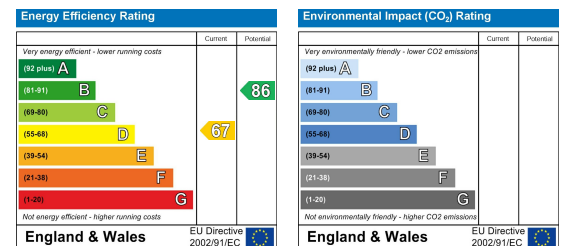
## Floor Plan



## 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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