



## 27 Evergreen Way

Norton, YO17 8BY

Asking Price £215,000



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Located on a the popular Persimmon site off Scarborough Road in Norton, 27 Evergreen Way is a modern and attractive three bedroom town house which comes with allocated parking and a lawned, fully enclosed garden to the rear. The property is only around 7 years old and offers an entrance hall, ground floor guest WC, sitting room, modern dining kitchen with patio doors out to the garden, three bedrooms and a lovely family bathroom. The master bedroom benefits from having an en-suite shower. A well presented family home in a nicely tucked away position.

- Enclosed lawned and secure garden
- Allocated parking
- A lovely family home
- Three bedroom house
- Built on the popular Persimmon development
- Master bedroom with en-suite
- Downstairs W.C.

## Sitting room

14' 3" x 11' 9" (4.34m x 3.58m) With UPVC front facing window, understairs cupboard, radiator and TV point.

## Entrance Hall

With double glazed front door, radiator and stairs to the first floor.

## Guest WC

Low level WC, wash basin, tiled splashback and radiator. UPVC double glazed opaque window to the front aspect.

## Kitchen/Diner

15' 2" x 8' 8" (4.62m x 2.64m) With UPVC window and double doors leading onto the garden, modern worktops with wall and base units, gas hob with an electric oven and extractor hood, 1 1/2 bowl sink and drainer unit, part tiled walls, plumbing for washer and space for a fridge freezer. Boxed in wall mounted gas boiler and radiator.

## Landing

With storage cupboard and loft hatch.

## Master Bedroom

15' 3" max x 9' 3" (4.65m x 2.82m) With UPVC front facing window, TV point, radiator and overstairs storage cupboard. Door to the en-suite.

## En-Suite

With low level WC, wash hand basin, shower cubicle, radiator, part tiled walls, radiator, extractor fan and UPVC double glazed opaque window to the front aspect.

## Bedroom Two

8' 8" x 7' 6" (2.64m x 2.29m) With rear facing UPVC double glazed window and radiator.

## Bedroom Three

7' 6" x 6' 1" (2.29m x 1.85m) With UPVC double glazed rear facing window and radiator.

## Bathroom

6' 1" x 5' 6" (1.85m x 1.68m) White suite with low level WC, pedestal hand wash basin, panel bath, part tiled walls, radiator, extractor fan and UPVC double glazed opaque window to the rear aspect.

## Services

Mains connected to water, gas, electric and drainage.

## Exterior

With parking space to the front of the property, side access gate to the rear and enclosed lawned garden with patio area and shed.

## Council Tax Band B



## Road Map



## Hybrid Map



## Terrain Map



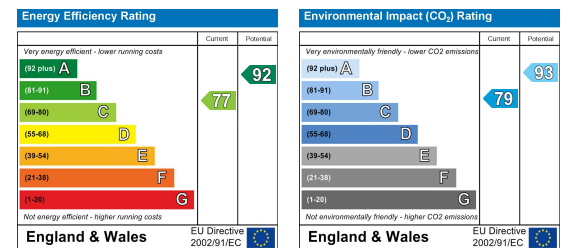
## Floor Plan



## 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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