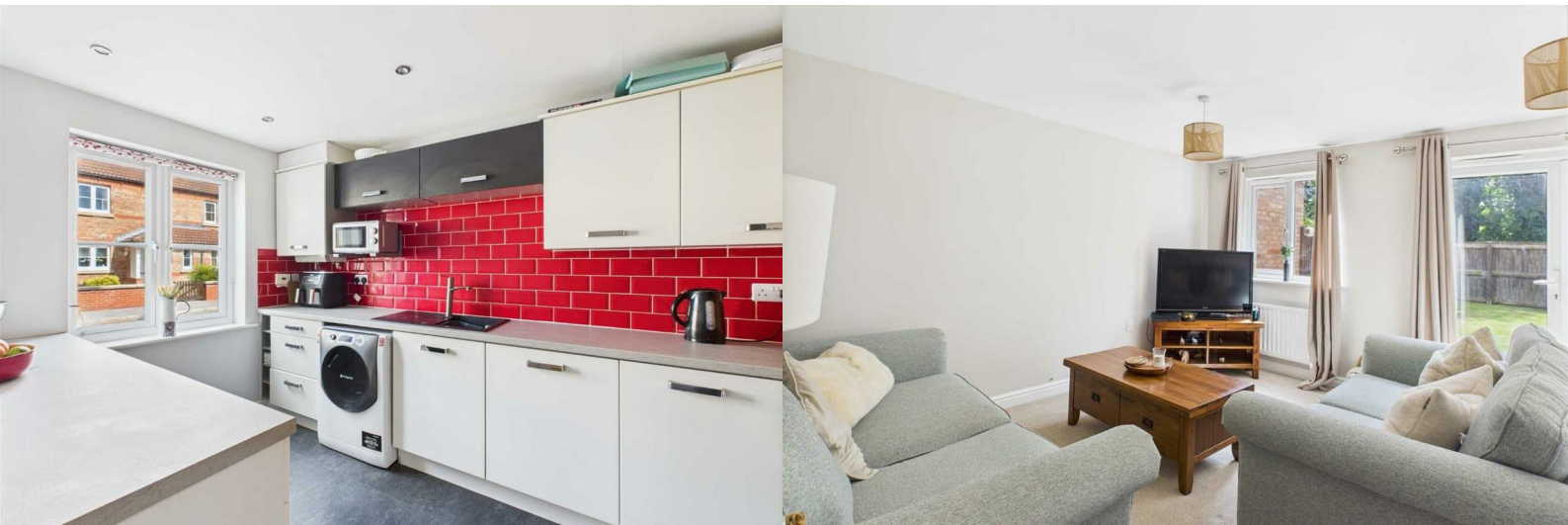




## 77 Fletton Road

Norton, YO17 8BD

Offers In The Region Of £240,000



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Norton, Malton, YO17 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, built 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

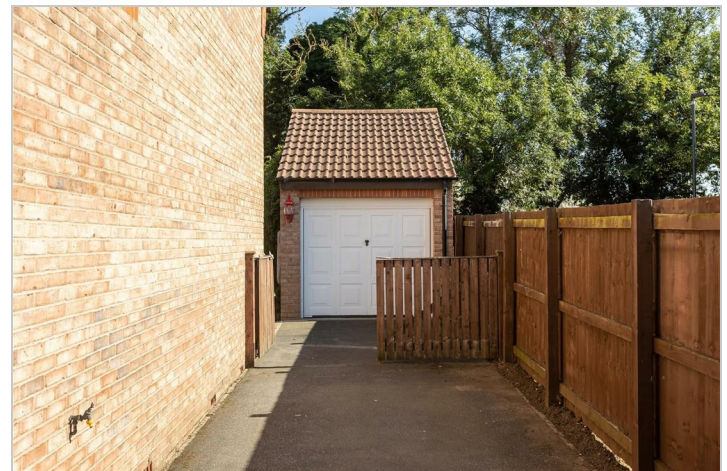
Mains connected to gas, electric, water and drainage.

This property is subject to a yearly development maintenance fee.

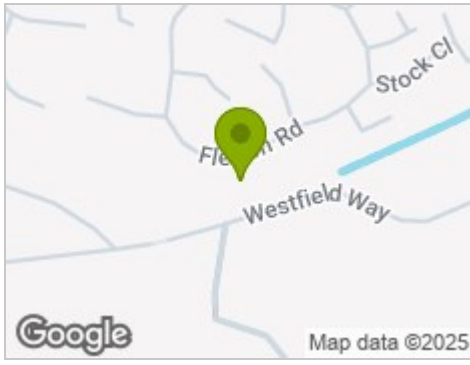
### Council Tax Band C

### 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



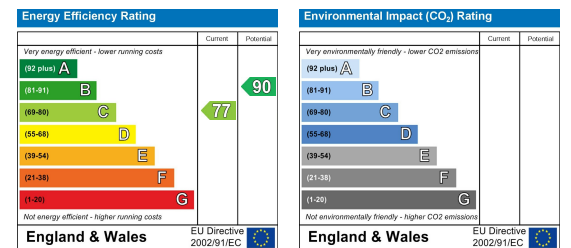
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.