



## 145b Langton Road

Norton, YO17 9AF

Price Guide £325,000



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Situated in the sought-after area of Langton Road, Norton, this individually designed detached bungalow offers a perfect blend of comfort and style. With two well-proportioned bedrooms and modern bathroom and washroom, this property is ideal for those seeking a tranquil living space. As you enter, you will be greeted by a beautifully presented interior that showcases a modern fitted kitchen, perfect for culinary enthusiasts and family gatherings. The spacious reception room provides a welcoming atmosphere, ideal for relaxation or entertaining guests. Set on a lovely sized plot, the bungalow benefits from a detached garage and parking for multiple vehicles, ensuring convenience for residents and visitors alike. The outdoor space offers potential for gardening or simply enjoying the serene surroundings. This property is not just a home; it is a lifestyle choice in a desirable location. Whether you are looking to downsize, or seeking a peaceful retreat, this bungalow is sure to impress. Do not miss the opportunity to make this charming residence your own.

- Two bedroom detached bungalow
- Set on a lovely sized plot
- Well presented throughout
- Fantastic location in Norton
- En-suite master bedroom
- Detached garage with secure parking
- Modern fitted kitchen

## Entrance Hall

Door to the front aspect, radiator and loft access which houses the boiler which is around 4 years old. Storage cupboard.

## Sitting Room

With UPVC double glazed window to the front aspect, radiator and electric fire with feature surround.

## Breakfast Kitchen

With a range of modern fitted wall and base units with slimline dishwasher, integrated washer, 1 1/2 sink and drainer unit, 'Lamona' electric hob and double oven, vertical radiator, spotlights and double glazed window to the front and side with side access door and space for dining table. Archway leading to hallway.

## Master Bedroom

A lovely double room with UPVC double glazed patio doors out to the garden, radiator and bespoke fitted wardrobe. Door to the en-suite.

## En-Suite

Space and plumbed for a shower unit but the current vendors use the shower area for storage currently. Low level WC, sink unit with storage and side opaque window.

## Bedroom Two

UPVC double glazed window to the rear aspect, radiator and triple fitted wardrobes.

## Bathroom

White suite with walk in shower with rainfall shower and additional attachment. Low flush WC and sink unit. Part tiled with opaque double glazed window to the rear aspect and heated towel rail.

## Exterior

The property has double wrought iron gates leading to a tarmac drive which provides plenty of secure off-street parking and leads to a detached, brick built garage. The front offers a lovely walled, low

maintenance garden with plants and shrubs and gated access which leads to the rear garden. The rear garden is of generous proportions with a fully enclosed lawned area with gravelled area and fencing to the boundaries. There is a useful summerhouse and various plants and shrubs placed around the garden.

### Garage

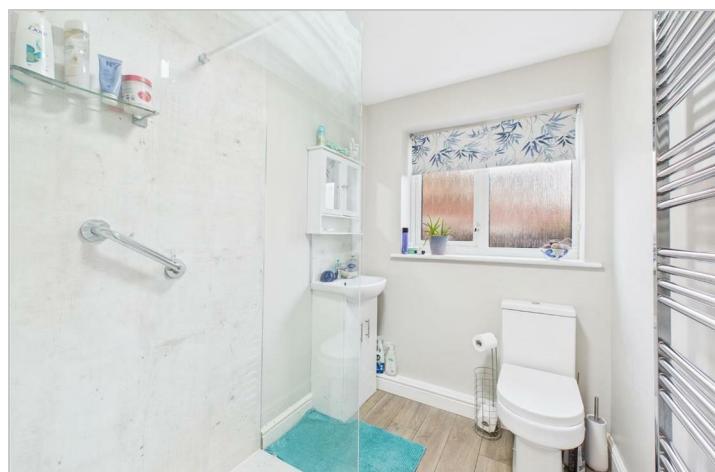
Brick built garage with up and over door, light and power.

### Services

Mains connected to water, drainage, gas and electric.

### 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.



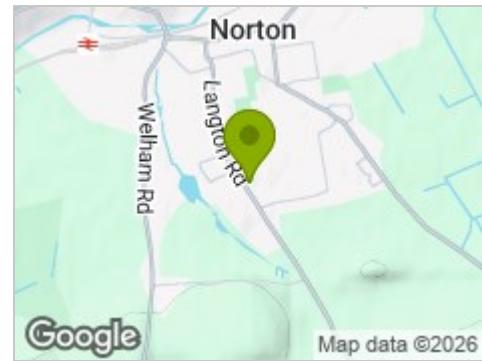
## Road Map



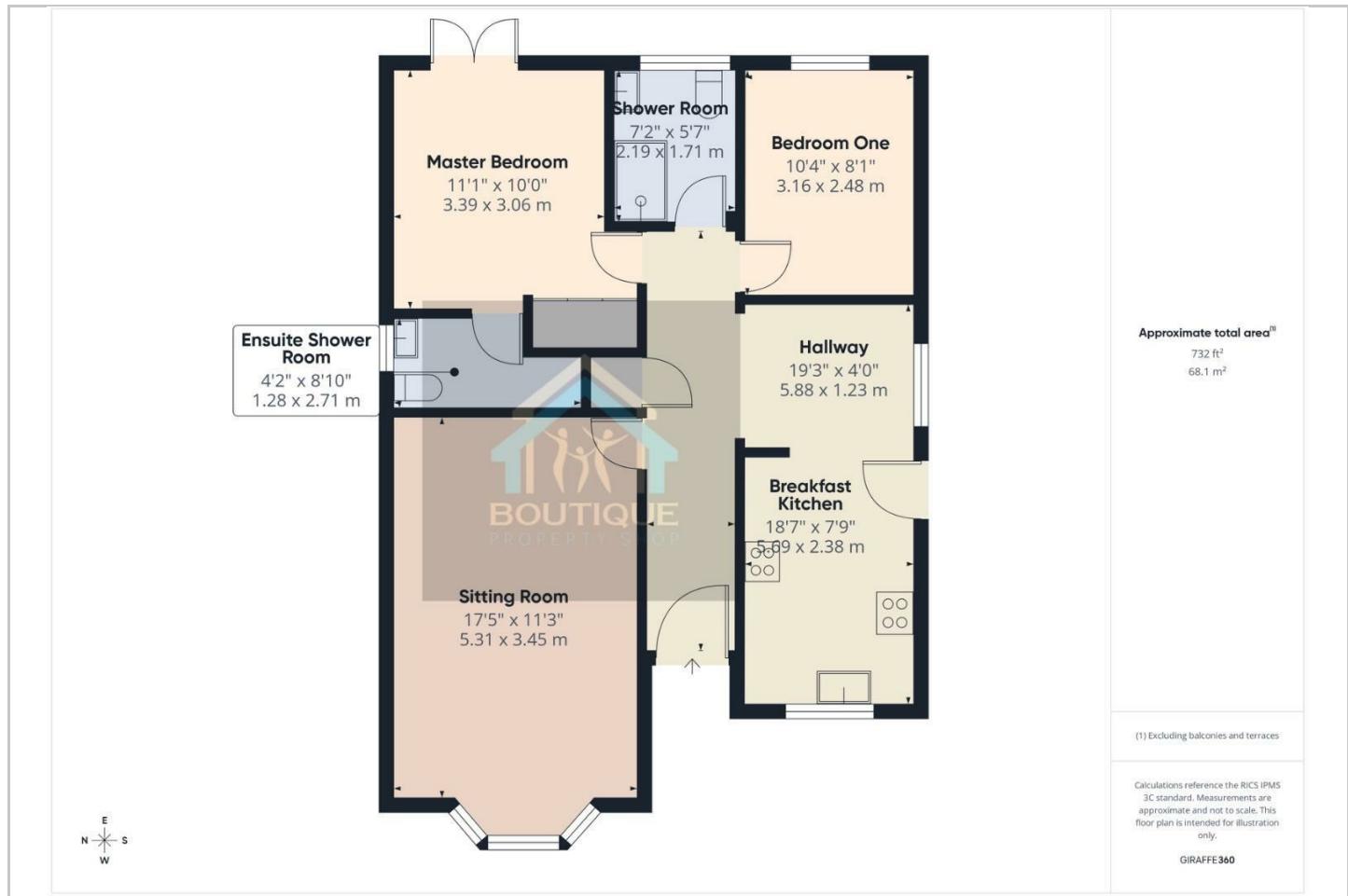
## Hybrid Map



## Terrain Map



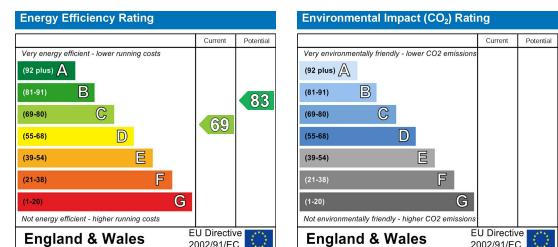
## Floor Plan



## 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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