



W I L L O W G R E E N

E S T A T E A G E N T S



**37 Hambleton Road
Norton, YO17 9DH**

Guide price £280,000

DETACHED TWO BEDROOM BUNGALOW with DETACHED GARAGE, OFF ROAD PARKING, LEVEL LOW MAINTENANCE GARDENS in this super position in sought after Norton. The corner site gives easy access with nearby a handy shop plus Bus Stop around the corner. The property has been the subject of complete modernisation and refurbishment including Rewire and is ready to walk into.

The Large Lounge with Bow window is flooded with light and accessed from the Entrance Hall, the triple aspect Kitchen, also spacious, is very attractive and fitted with a range of modern stylish light coloured units with Quartz worktops, there are Integrated Appliances including Washing Machine, Dishwasher, Fridge Freezer plus Electric Double Oven, Ceramic Hob and Extractor.

Both the Bedrooms are sited to the rear, both have Fitted Wardrobes, Bedroom One having the bonus of Bi Folding Doors which open out to the Rear Garden. The Bathroom also refurbished includes the provision of a Corner Shower with Seating. There is the benefit of both Double Glazing and Central Heating provided by the Combi Boiler with 10 yr Guarantee.

The Bungalow sits on a good sized LEVEL site, to the front is the Low Maintenance Garden laid to Gravel, Driveway to the side offering Off Road Parking and leading to the Detached Garage with Electric Door. The Rear Garden is again Low Maintenance comprising a Patio Area plus Lawn with Garden Room/Shed offering further space.

To make an appointment to view this really lovely Immaculately presented and refurbished in all aspects TWO BEDROOM DETACHED BUNGALOW with LOW MAINTENANCE GARDENS, DETACHED GARAGE offered for sale with NO ONWARD CHAIN.

Entrance Hall

UPVC double glazed door to the side aspect, radiator, power points, loft access with drop down ladder.

LOUNGE

21'3" x 10'4" (6.50m x 3.15m)



UPVC double glazed Bow window to the front aspect, feature fireplace with electric effect coal fire, TV point, radiator and power points.

KITCHEN

11'5" x 9'2" (3.5 x 2.8)



UPVC double glazed windows to the front and side aspects, range of shaker style wall and base units with quartz work surface, sink and drainer, integrated Bosch double electric oven with ceramic four ring hob and extractor hood, integrated washing machine, integrated slimline dishwasher, integrated fridge freezer, cupboard housing the up to date fuse box, radiator and power points.

BEDROOM ONE

13'9" x 9'2" (4.2 x 2.8)



UPVC double glazed bi folding doors to the rear giving access to the rear garden, fitted wardrobes, TV point, radiator and power points.

BEDROOM TWO

9'6" x 9'2" (2.90m x 2.80m)



UPVC double glazed window to the rear aspect, fitted wardrobe housing the gas combi boiler, radiator and power points.

BATHROOM



UPVC double glazed window to the side aspect, modern white three piece suite comprising of low flush WC, vanity wash hand basin, corner shower cubicle with seat and shower over, storage cupboard, extractor fan and chrome heated towel rail.

GARAGE

16'4" x 8'2" (5.0 x 2.5)

Brick built with up and over electric roller door, power points and light, window to the rear.

REAR GARDEN



Side gate access to the rear garden, good side patio area overlooking the lawn, outside security lighting.

SHED

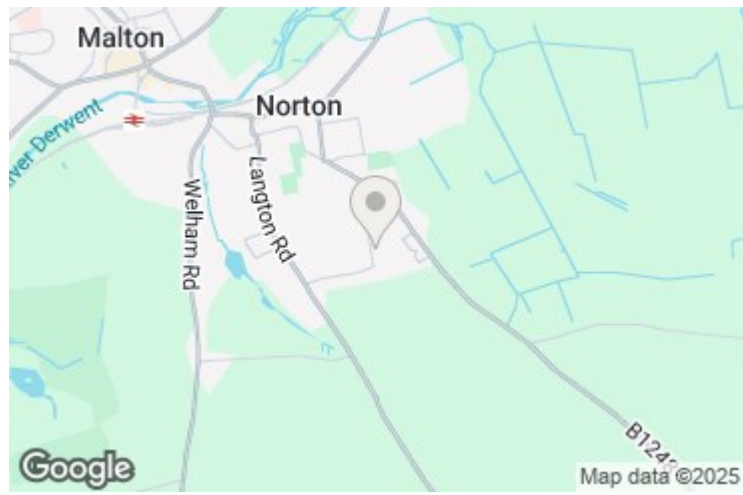
13'1" x 6'2" (4.0 x 1.9)

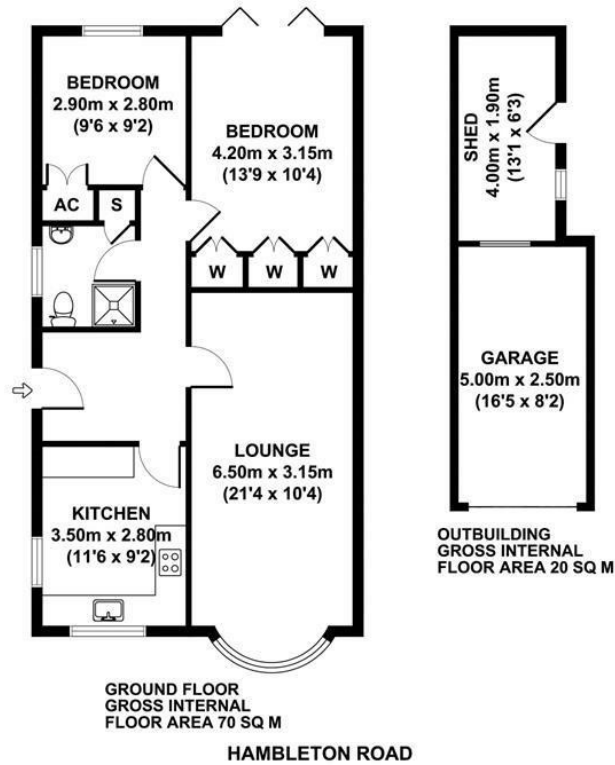


UPVC double glazed window and UPVC double glazed door to the side aspect, power points and light.

FRONT GARDEN

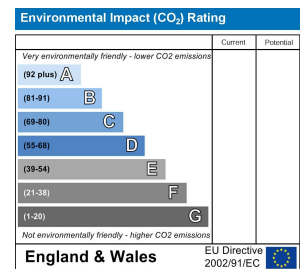
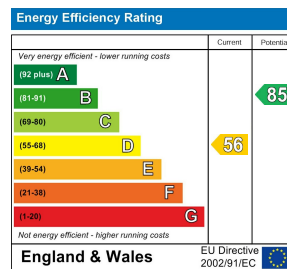
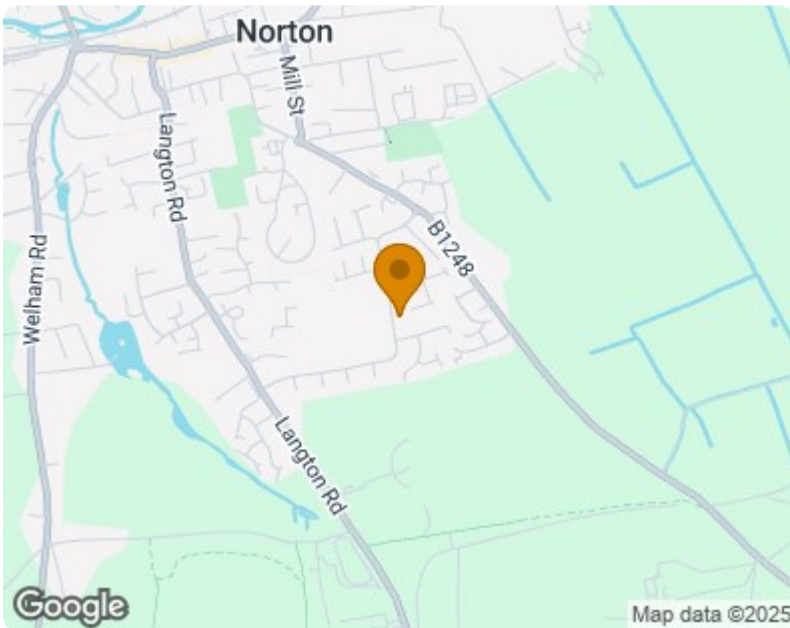
Low maintenance front garden laid to gravel with driveway to the side leading to the detached garage, ample off street parking for numerous vehicles.





APPROX. GROSS INTERNAL FLOOR AREA 90 SQ M / 968 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398