



WILLOW GREEN

ESTATE AGENTS



1 Marl Close Norton, North Yorkshire YO17 8BS

Guide price £240,000

1 Marl Close is a beautifully presented three bedroom home located on the Redrow Development in Norton off Scarborough Road, giving easy access to A64 for York & Scarborough.

The property has been well maintained throughout since it was built with a modern fitted dining kitchen, downstairs guest cloakroom and a generous size sitting room with doors leading to garden. To the first floor there are three good size bedrooms with en-suite to the master and family bathroom.

To the exterior lies a fully enclosed lawn garden with patio area and gate leading to a driveway providing off-street parking with a single brick built garage.

Redrow development located just off Scarborough Road on the edge of Norton, with easy access to the A64 both east and west bound. A range of amenities can be found within both Norton and Malton, including schools, railway station and a wide range of shops, bars, restaurants and leisure facilities.

EPC Rating C

ENTRANCE HALL

Wood flooring, radiator and stairs to first floor landing.

GUEST CLOAKROOM

Tiled flooring, low flush WC, wall hung sink, extractor fan and radiator.

SITTING ROOM

16'11" x 12'11" (5.18 x 3.96)



Window to front aspect, doors to rear aspect leading to garden, tiled flooring, under stairs storage cupboard, power points, TV point and radiator.

KITCHEN/DINING ROOM

16'11" x 8'10" (5.18 x 2.71)



Window to front and rear aspect, door to rear leading to garden, wood flooring, a range of wall and base units with roll top work surfaces, integrated fridge/freezer, plumbing for washing machine, electric oven, gas hob, extractor hood, power points and radiator.

FIRST FLOOR LANDING

Airing cupboard, loft access and power points.

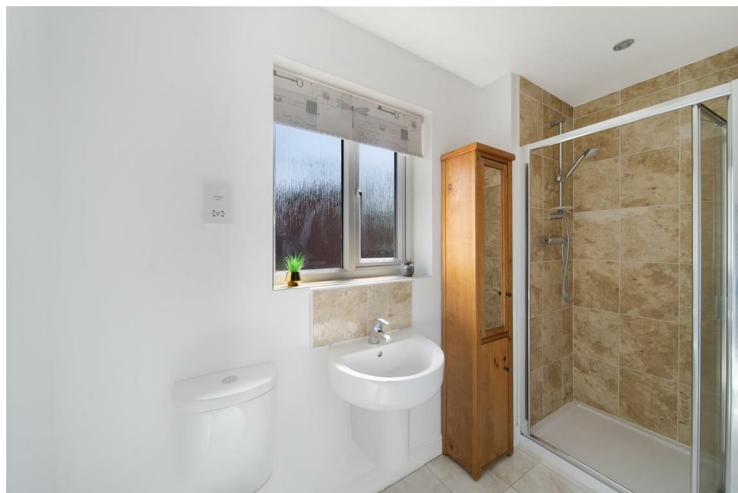
MASTER BEDROOM

11'1" x 9'1" (3.40 x 2.78)



Window to front aspect, radiator, TV point and power points.

MASTER EN-SUITE



Window to rear aspect, heated towel rail, fully tiled shower cubicle with power shower, wall hung WC, wash hand basin, part tiled walls, shaver point and extractor fan.

BEDROOM TWO

10'0" x 9'3" (3.06 x 2.83)



Window to front aspect, radiator, TV points and power points.

BEDROOM THREE

6'9" x 9'3" (2.06 x 2.84)



Window to rear aspect, radiator and power points.

BATHROOM



Window to front aspect, heated towel rail, three piece bathroom suite comprising of panel enclosed bath with mixer taps and power shower over with screen, low flush WC, wash hand basin, partly tiled wall and extractor fan.

GARDEN



Enclosed rear garden which is mainly laid to lawn. There is also a patio area, outside tap, outside light and side access.

GARAGE

Up and over door, power and lighting.

PARKING

Driveway parking to the front of the garage.

COUNCIL TAX BAND C

TENURE

Freehold.

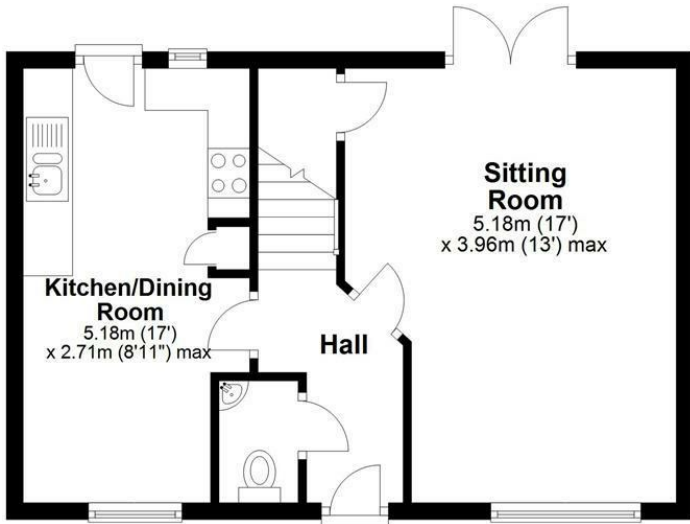
SERVICES

Mains gas, water and drainage.



Ground Floor

Approx. 38.0 sq. metres (409.1 sq. feet)

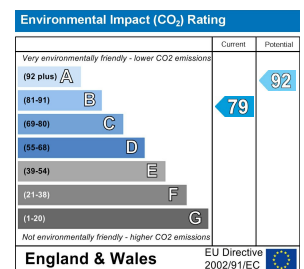
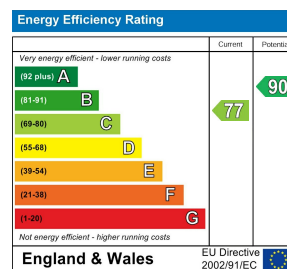
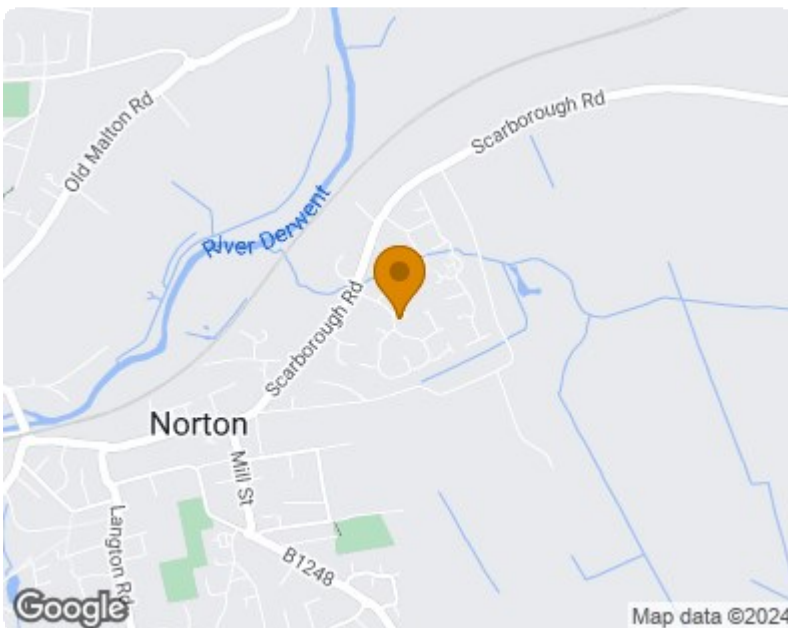


First Floor

Approx. 40.4 sq. metres (435.2 sq. feet)



Total area: approx. 78.4 sq. metres (844.3 sq. feet)
1 Marl Close, Norton



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