

**9, Camellia Close, Norton, YO17 8FE**  
**Guide price £185,000**

Well-Presented Two-Bedroom Home with Driveway and Garden in a Quiet Cul-de-Sac. No onward chain.

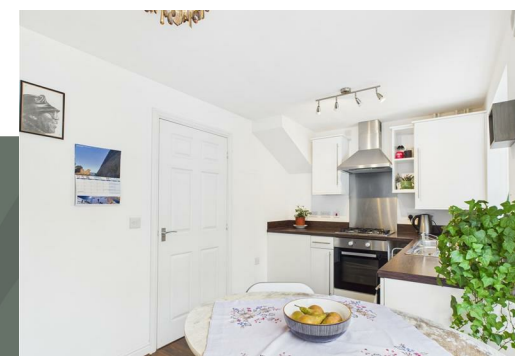
Located in a peaceful residential close, 9 Camellia Close is a stylish and well-maintained two-bedroom home ideal for first-time buyers, downsizers, or investors.

The ground floor offers a welcoming entrance hall, a spacious sitting room, and a modern kitchen/dining area with French doors opening onto a private, enclosed rear garden – perfect for outdoor dining or relaxing. Upstairs, there are two well-proportioned bedrooms and a contemporary house bathroom.

Externally, the property benefits from a parking space to the front and a low-maintenance rear garden offering a quiet outdoor retreat.

Conveniently located near local amenities, schools, and transport links, this move-in ready home offers both comfort and practicality.

No onward chain.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>92</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	<b>92</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

**Viewing Arrangements**

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

**Disclaimer**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

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**LOCATION**

Norton is a charming and well-connected town situated on the outskirts of Malton, North Yorkshire. Nestled alongside the picturesque River Derwent, Norton offers a perfect blend of countryside tranquility and modern amenities. The town boasts a strong sense of community, excellent local schools, and a variety of shops, pubs, and restaurants.

With Malton—renowned as Yorkshire’s food capital—just a short walk away, residents enjoy access to an array of independent cafes, artisan markets, and fine dining experiences. The area is also well-served by transport links, including a railway station with direct connections to York and beyond, making it an ideal location for commuters.

Outdoor enthusiasts will appreciate the nearby Howardian Hills and North York Moors, offering scenic walks and outdoor pursuits. Whether you’re looking for a peaceful retreat or a convenient base to explore North Yorkshire, Norton provides an excellent setting for family life, professionals, and retirees alike.

**KITCHEN**

7'10" x 13'2" (2.39 x 4.03)

**LIVING ROOM**

13'9" x 9'11" (4.21 x 3.04)

**HALLWAY**

8'11" x 3'3" (2.73 x 1.01)

**WC**

5'6" x 3'0" (1.70 x 0.92)

**BEDROOM ONE**

12'1" x 11'5" (3.69 x 3.49)

**BEDROOM TWO**

9'6" x 6'8" (2.90 x 2.04)

**BATHROOM**

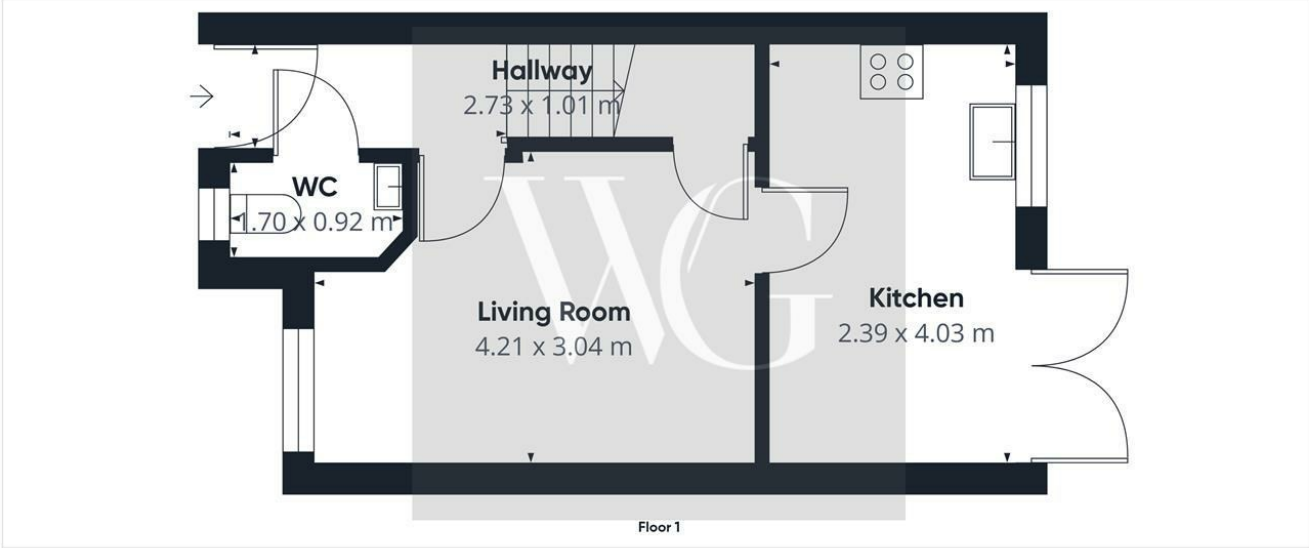
6'2" x 6'2" (1.88 x 1.89)

**LANDING**

3'0" x 3'1" (0.92 x 0.95)

**COUNCIL TAX BAND B**

**EPC RATING C**



**WG**

Approximate total area<sup>(1)</sup>  
52.1 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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