



20, The Avenue, Norton, YO17 9EF
Guide price £775,000

Elegant Four-Bedroom Detached Home on a Private, Tree-Lined Avenue

Tucked away in one of the area's most highly sought-after locations, this beautifully presented four-bedroom detached home occupies a generous and private plot on a quiet no-through road, surrounded by mature trees and extensive gardens with no overlooking neighbours.

Inside, the property blends classic character with modern comfort. The entrance hall features solid wood flooring, original picture rails and coving, and leads through to bright and well-proportioned reception rooms. The living room includes a tiled fireplace and bespoke built-in cupboards with feature lighting, while the sitting room boasts a charming brick fireplace with log burner, perfect for cosy evenings. A guest cloakroom with solid patterned floor adds convenience.

The kitchen is both stylish and practical, with porcelain tiled floors, underfloor heating, breakfast bar, and integrated oven and hob, while a separate utility room provides further storage, a pantry space, and separately, further space houses the mains gas boiler. A solar thermal system supports the home's hot water needs, adding to its energy efficiency.

Upstairs are four well-proportioned bedrooms, including a master with ensuite and walk-in wardrobe, and a family bathroom with power shower over the bath and glazed screen. Two further bedrooms include built-in wardrobes, making the most of the space. The fourth would offer a generously sized office.

Outside, the beautifully maintained gardens benefit from all-day sunshine and feature a charming covered seating area known as 'Wren's Corner', ideal for entertaining or relaxing. The garden is served by a 14ft by 8ft shed with power inside and out. The home also offers ample off-road parking, a garage, and a sheltered car port.

With all mains services, double-glazed UPVC windows, and a peaceful yet convenient setting close to local amenities, this home is a rare find offering both privacy and practicality.



Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: 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.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	77
(39-54) E	61
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	



LOCATION

Located just across the River Derwent from the vibrant market town of Malton, Norton is a thriving and well-connected community offering a fantastic blend of convenience, green space, and village charm. Home to excellent local schools, independent shops, cosy pubs, and recreational facilities including the nearby Norton College and golf course, it's no wonder Norton has become one of North Yorkshire's most sought-after places to live.

Within Norton, The Avenue stands out as one of the area's most desirable addresses. A tree-lined residential street, known for its generous plots, attractive period homes, and peaceful surroundings, The Avenue offers residents a real sense of space, privacy, and prestige—while still being just minutes from the shops, cafes, and transport links of Malton town centre.

With easy access to the A64, Malton's railway station, and the beautiful Yorkshire countryside, Norton—and particularly The Avenue—offers a lifestyle that combines small-town charm with exceptional connectivity.

HALL

SITTING ROOM

15'9" x 15'0" (4.82 x 4.59)

LIVING ROOM

12'11" x 12'9.5" (3.95 x 3.95)

GUEST CLOAKROOM

KITCHEN/DINING

11'6" x 20'2" (3.53 x 6.15)

GARDEN ROOM

9'10" x 11'3" (3.00 x 3.44)

UTILITY

7'6" x 10'7" (2.3 x 3.24)

STORE

PANTRY

EXTERNAL STORE

GARAGE

20'7" x 9'8" (6.29 x 2.96)

COVERED AREA

8'10" x 13'6" (2.7 x 4.14)

WREN CORNER

LANDING

BEDROOM ONE

13'0" x 15'4" (3.98 x 4.69)

EN-SUITE

BEDROOM TWO

12'11" x 12'11" (3.95 x 3.95)

BEDROOM THREE

10'9" x 11'2" (3.3 x 3.41)

BEDROOM FOUR

9'2" x 8'7" (2.81 x 2.63)

FAMILY BATHROOM

EPC RATING D

COUNCIL TAX BAND F

