

| Energy Efficiency Rating                                   |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |                         | 88        |
| (81-91) B  |                         |           |
| (69-80) C  | 75                      |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| Not energy efficient - higher running costs                |                         |           |
| England & Wales  | EU Directive 2002/91/EC | ©         |

| Environmental Impact (CO <sub>2</sub> ) Rating                                 |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(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 <sub>2</sub> emissions                |                         |           |
| England & Wales  | 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.

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



**28, Fletton Road, Malton, YO17 8BB  
Guide price £265,000**

This spacious and well-presented three-storey, four-bedroom townhouse with a garage. Offering versatile living space of almost 1200 square feet is perfect for modern family life. The ground floor features a guest cloakroom, a comfortable snug and a well-appointed kitchen with access to the enclosed rear garden, with patio area, flower beds and lawn ideal for outdoor relaxation.

On the first floor, the living room provides a bright and airy space to unwind, while the generously sized master bedroom benefits from its own en-suite for added privacy. The top floor hosts three further bedrooms, and bathroom offering ample accommodation for family or guests.

With dedicated parking and garage to the rear which has gated access from the rear garden, this home has a thoughtful layout designed for both practicality and comfort - a fantastic opportunity for those seeking space and convenience in a desirable setting.



## 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.

## HALLWAY

17'7" x 4'3" (5.37 x 1.3)

Door to front aspect, power points, radiator, stairs to first floor landing



## SNUG

9'9" x 9'10" (2.98 x 3.01)

Window to front aspect, radiator, power points.



## KITCHEN/DINING

8'7" x 14'4" (2.64 x 4.39)

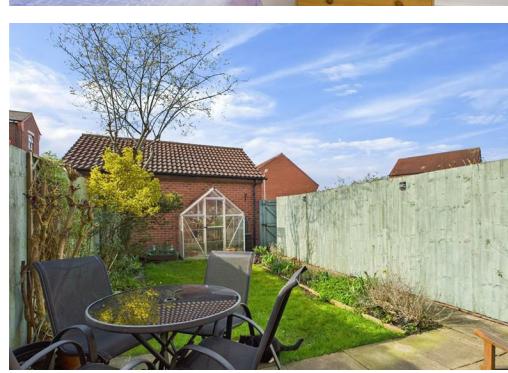
Window facing the rear aspect, French doors opening into the garden, radiator, range of wall and base units with roll top work surfaces, tiled splash back, integrated dishwasher, sink and drainer unit, integrated fridge-freezer, electric oven and gas hob, extractor hood, extractor fan and power points.



## WC

2'7" x 5'11" (0.81 x 1.82)

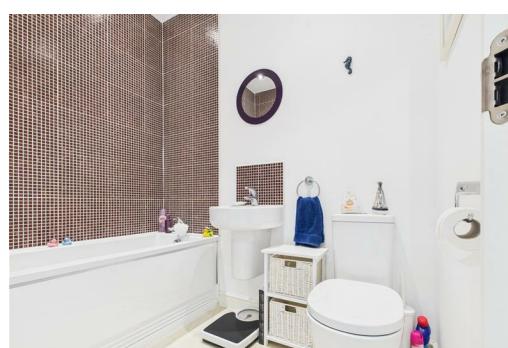
Radiator, low flush WC and a wash hand basin with pedestal.



## LIVING ROOM

9'9" x 14'4" (2.99 x 4.37)

Windows facing the front aspect, radiator, power points, TV point and telephone point.



## 1ST FLOOR LANDING

7'4" x 3'7" (2.24 x 1.11)

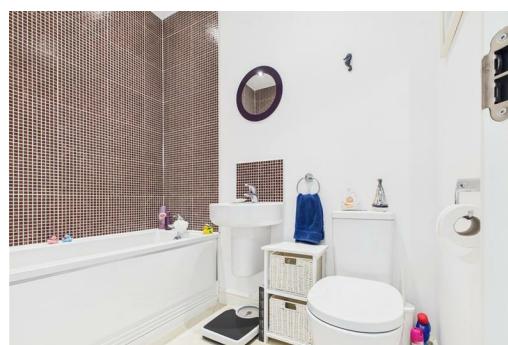
Radiator and power points.



## BATHROOM

7'4" x 4'6" (2.25 x 1.39)

Radiator, panel enclosed bath with mixer taps, low flush WC, wash hand basin with pedestal, partly tiled walls, and extractor fan.



## BEDROOM 1

8'7" x 14'4" (2.63 x 4.38)

Window facing the rear aspect, radiator, tv point and power points,.



## BEDROOM 2

8'9" x 13'8" (2.69 x 4.17)

Windows to rear aspect, power points, radiator.



## ENSUITE

6'10" x 5'6" (2.1 x 1.7)

Shower enclosure with wash hand basin and low flush WC



## BEDROOM 3

9'11" x 13'10" (3.03 x 4.23)

Window to front aspect, power points, radiator.



## BEDROOM 4

9'11" x 6'0" (3.03 x 1.85)

Window to front aspect, power points, radiator.



## 2ND FLOOR LANDING

7'4" x 6'0" (2.24 x 1.85)

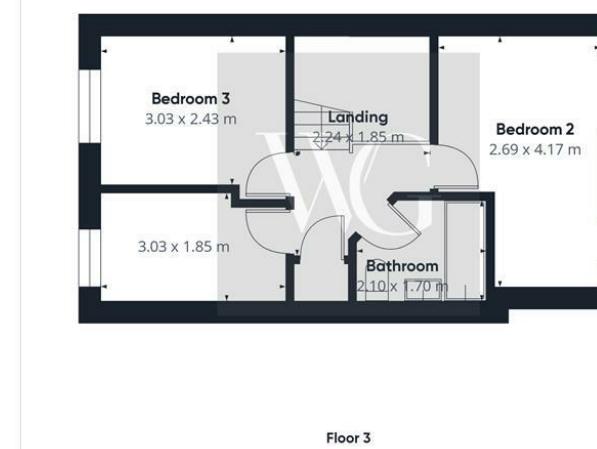
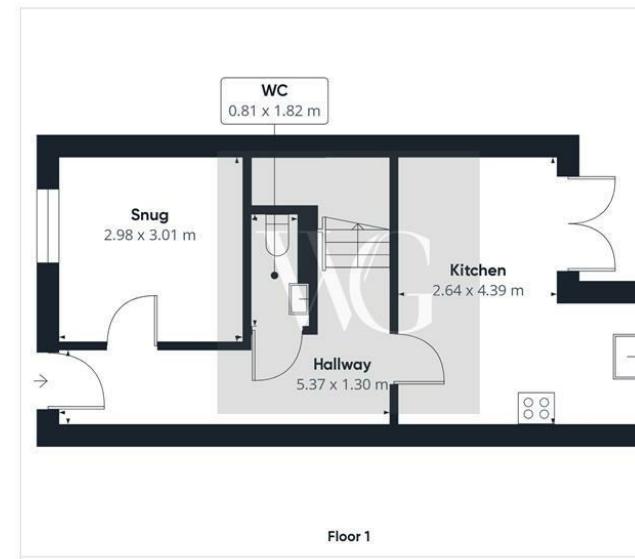
Access to airing cupboard and loft hatch access.



## OUTSIDE

Enclosed rear garden with access to garage.

## COUNCIL TAX BAND D



WG

Approximate total area<sup>(1)</sup>  
97.06 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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