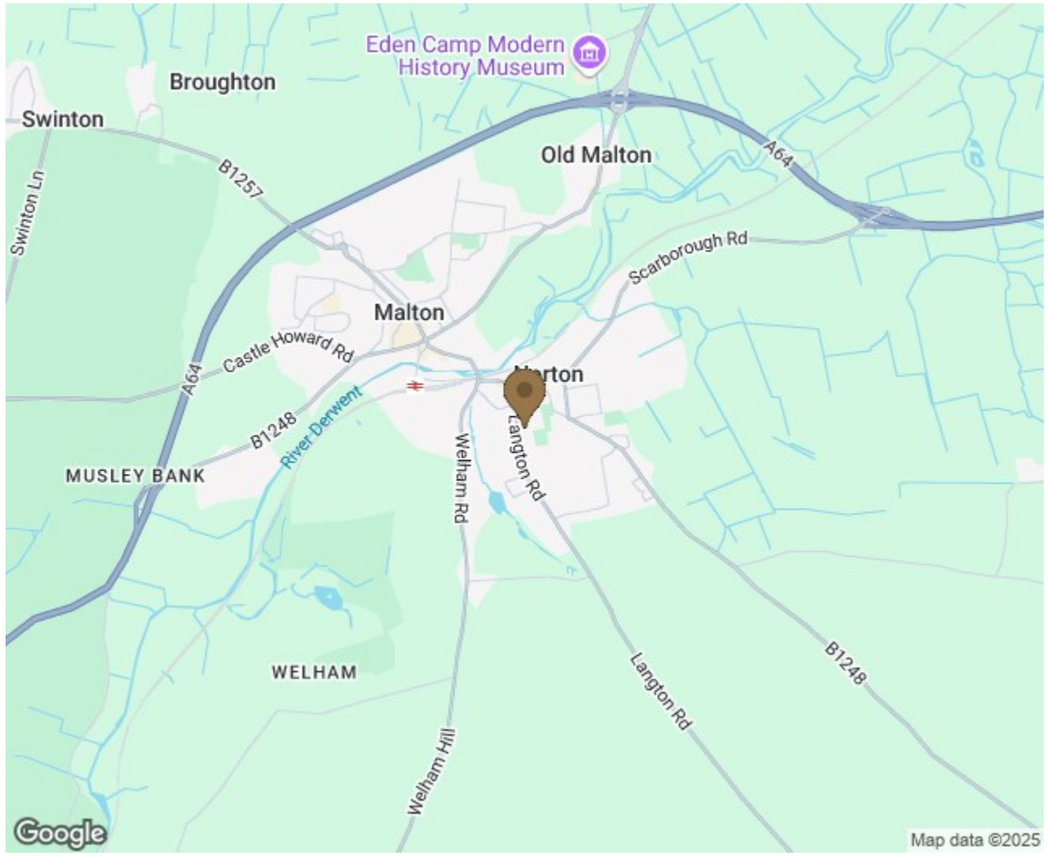
WILLOWGREEN

ESTATE AGENTS



55, Sutton Street, Norton, YO17 9AW
Guide price £225,000

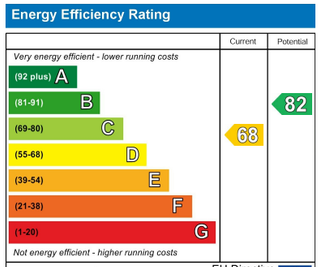
Located on the desirable Sutton Street, just off Langton Road in Norton, this well-proportioned three-bedroom semi-detached home offers excellent living space in a prime residential area. Ideally positioned within easy reach of local schools, shops, and amenities, it also benefits from being just minutes from the vibrant town of Malton, with its array of independent shops, sports clubs, and rail links via Malton Station.

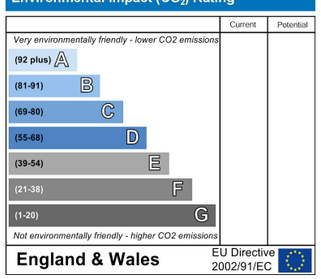
This traditionally built family home features a bright and welcoming front lounge with a bay window, and a generous rear lounge/dining room that retains its original fireplace - adding character and charm. The fitted kitchen offers a range of wall and base units with space for appliances including an oven and fridge freezer, while the separate utility room is plumbed for laundry appliances and houses the gas combi boiler.

Upstairs, you'll find three well-sized bedrooms. Bedrooms One and Three overlook the front aspect, while Bedroom Two and the modern family bathroom are positioned at the rear. The bathroom is well-equipped with a white three-piece suite, a separate shower cubicle with electric shower, and contemporary fittings. The home also benefits from gas central heating and double glazing throughout.

Externally, the property boasts a low-maintenance, walled and gated forecourt, with a private driveway to the side providing off-road parking for several vehicles. A detached garage sits at the rear, along with a south-facing garden and patio area that enjoys views of the nearby church, ideal for relaxing and entertaining.

This is a fantastic opportunity to acquire a spacious and well-located family home in one of Norton's most popular streets. Early viewing is highly recommended.





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.

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ENTRANCE HALL
Door to the front aspect, UPVC double glazed window to the front, radiator, power point, stairs to the first floor landing. Small understairs storage cupboard housing the fuse box

LOUNGE
13'5" x 11'11" (4.10 x 3.65)
UPVC double glazed bay window to the front aspect, TV point, feature fireplace with gas fire, radiator and power points.

DINING ROOM
12'5" x 11'1" - (3.80m x 3.40m -)
UPVC double glazed window to the rear aspect, feature fireplace with gas fire, floor to ceiling storage cupboard, radiator and power points.

KITCHEN
UPVC double glazed window to the side aspect, door to the side, range of wall and base units with roll top work surface, stainless steel sink and drainer, space for cooker, space for fridge freezer, radiator and power points.

UTILITY
UPVC double glazed window to the side aspect, space for washing machine, housing the gas combi boiler and power points.

FIRST FLOOR LANDING
UPVC double glazed window to the side aspect, power point.

BEDROOM ONE
14'7" x 11'1" (4.45m x 3.40m)
UPVC double glazed bay window to the front aspect, radiator and power points.

BEDROOM TWO
12'3" x 11'1" (3.75m x 3.40m)
UPVC double glazed window to the rear aspect, radiator and power points.

BEDROOM THREE
7'0" x 6'6" (2.15m x 2.00m)
UPVC double glazed window to the front aspect, radiator and power points.

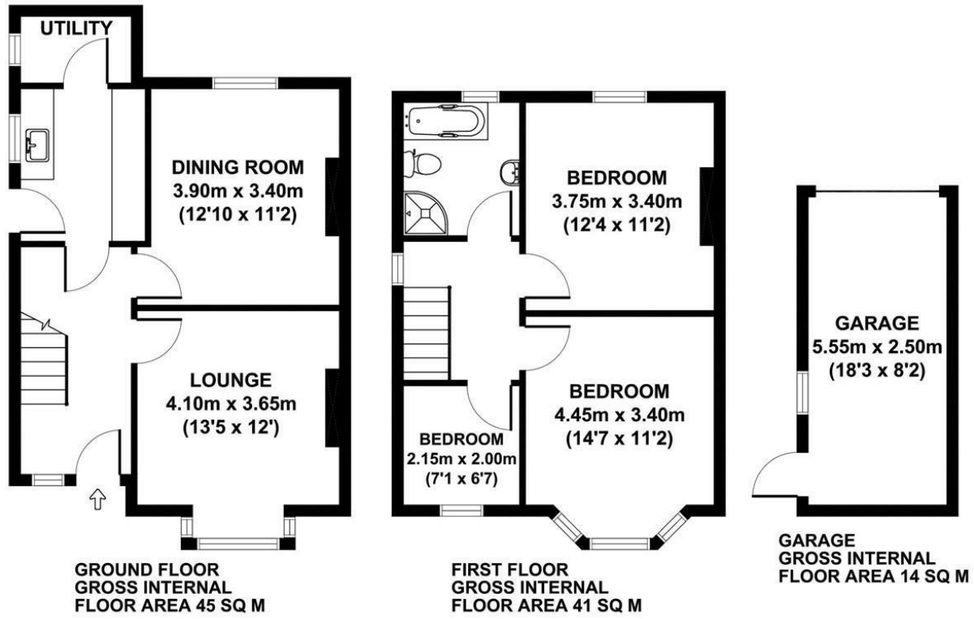
BATHROOM
UPVC double glazed window to the rear aspect, white four piece suite comprising of low flush WC, wash hand basin, panel enclosed bath with mixer taps, fully tiled shower cubicle with electric shower and radiator.

GARAGE
18'2" x 8'2" (5.55m x 2.50m)
Garage with up and over door to the front, UPVC double glazed window to the side and personnel door to the side, power points and light.

REAR GARDEN
South facing rear garden laid to lawn with flower borders, patio area, overlooking the church, outside water tap.

FRONT GARDEN
Walled forecourt to the front laid to lawn with wrought iron double gates leading to the driveway and detached garage,

COUNCIL TAX BAND C



APPROX. GROSS INTERNAL FLOOR AREA 100 SQ M / 1076 SQ FT

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