



W I L L O W G R E E N

E S T A T E A G E N T S



### **3 Woodlands Close, Langton Road Norton, North Yorkshire YO17 9FN**

**Offers over £700,000**

3, Woodlands Close is an immaculately presented 4 double bedroom family home. Completed in 2022, the current buyers specified the internal finishes in the property, tastefully choosing the highest quality fixtures and fittings. The property is accessed via a private road, and is situated on an exclusive courtyard development of 6 homes.

The property features a contemporary layout. The double height entrance hallway is airy and light, leading to a stairway showcasing oak balustrading with glazed panels. There is an open plan kitchen/living/dining room with an exclusively designed kitchen from Counter Interiors, complete with Neff appliances. The ground floor is complimented by a study, utility and guest cloakroom.

To the first floor is a master bedroom with en-suite, guest bedroom with en-suite, two further double bedrooms and a house bathroom. All bathroom sanitaryware is Villeroy and Boch with Hansgrohe fittings.

Externally, the front of the property there is a private drive leading to the single garage with power. the utility/boot room can be accessed directly from the driveway. Beyond the bifold doors, the pretty rear garden is enclosed with herbaceous borders, with a patio area and a greenhouse.

Norton has an excellent amenities which can be found a short distance away, and the beautiful, rolling Yorkshire Wolds can easily be explored to the south. Over the river Derwent, Malton, with its renowned Food Festival boasts an array of independent shops and eateries. Both the railway and bus station are within walking distance, with transport links to Scarborough, Leeds and beyond.

EPC RATING B

## ENTRANCE HALLWAY



## KITCHEN/LIVING/DINER

35'5" x 19'5" (10.80 x 5.94)



Windows to front and rear aspect, bi-fold doors out onto rear garden, fitted kitchen with units with integrated fridge/freezer, dishwasher, double oven, kitchen island with electric hob, ample space for dining, TV points, power points, downlights.

## UTILITY ROOM

9'11" x 6'9" (3.04 x 2.06)



Window to rear aspect, door to side, wall and base units, sink unit, plumbing for washing machine, space for dryer, power points.

## GUEST CLOAKROOM

Window to side aspect, wall flush w.c, hand wash basin, extractor fan, downlights.

## STUDY

9'11" x 8'0" (3.04 x 2.45)



Window to front aspect, TV points, power points.

## FIRST FLOOR LANDING



Galleried landing overlooking entrance hall.

## BEDROOM TWO

10'2" x 13'1" (3.12 x 4.00)



Velux window to rear elevation, built in wardrobes, power points, radiator.

## EN-SUITE



Velux window to front elevation, wall flush w.c, hand wash basin, fully tiled walk in shower enclosure, heated towel rail, extractor fan, downlights.

## MASTER BEDROOM

9'3" x 12'7" (2.82 x 3.85)



Velux window to front elevation, built in wardrobes, power points, radiator.

## EN-SUITE



Velux window to rear elevation, wall flush w.c, hand wash basin, fully tiled walk in shower enclosure, heated towel rail, extractor fan, downlights.

## BEDROOM THREE

10'6" x 9'0" (3.22 x 2.76)

Velux window to rear elevation, power points, radiator.

## BEDROOM FOUR

7'8" x 11'6" (2.35 x 3.53)



Velux window to rear elevation, power points, radiator.

## BATHROOM



Velux window to rear elevation, wall flush w.c, hand wash basin, fully tiled walk in shower enclosure, heated towel rail, extractor fan, downlights.

## GARDEN

Externally, the front of the property there is a private drive leading to the single garage with power. the utility/boot room can be accessed directly from the driveway. Beyond the bifold doors, the pretty rear garden is enclosed with herbaceous borders, with a patio area and a greenhouse.

## SERVICES

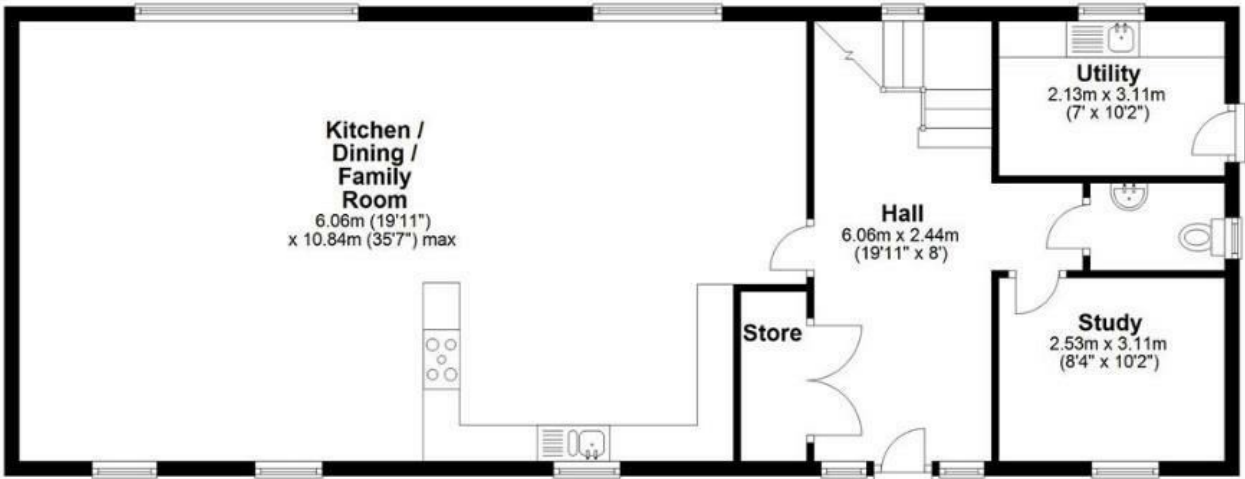
Boiler and underfloor heating, mains gas.

## COUNCIL TAX BAND F



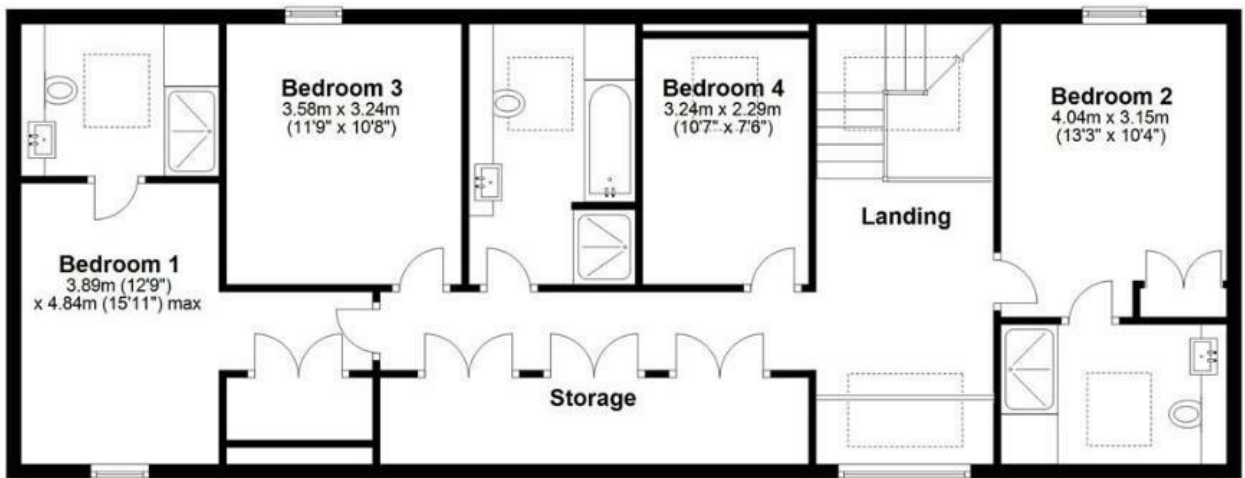
### Ground Floor

Approx. 101.8 sq. metres (1095.6 sq. feet)

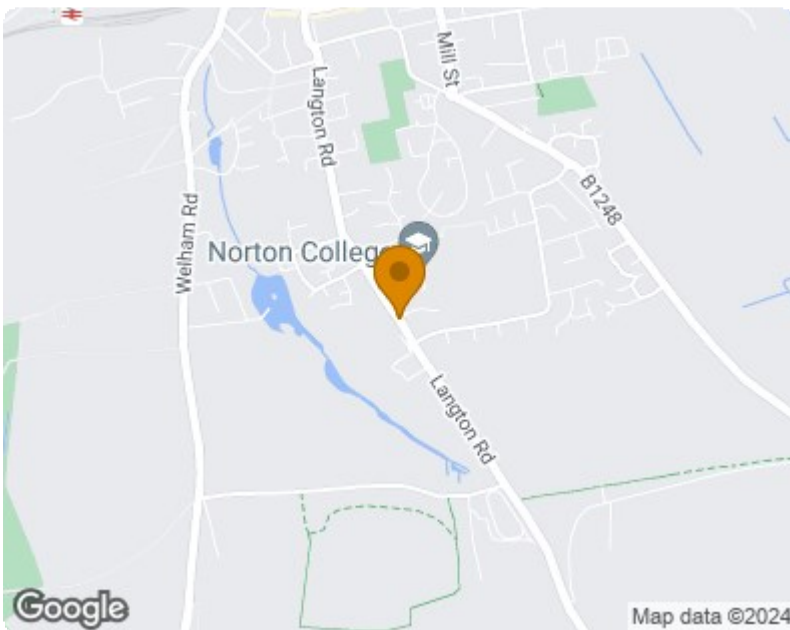


### First Floor

Approx. 100.6 sq. metres (1082.4 sq. feet)



Total area: approx. 202.3 sq. metres (2178.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		87	92
		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) 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	



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