

WILLOW GREEN  
ESTATE AGENTS



**5 Burdale Close  
Norton, YO17 9DG**

**Guide price £259,950**

A beautifully presented three-bedroom detached bungalow with garage and driveway, tucked away in a quiet cul-de-sac just off Hambleton Road in Norton.

This much-loved home, owned by just one careful owner, is offered in excellent condition throughout. The spacious interior includes a generous kitchen/diner with integrated oven, induction hob, and extractor fan, as well as a bright, front-facing lounge/dining room with a charming bow window and a gas flame-effect fireplace.

There are three well-proportioned bedrooms—two with fitted wardrobes, and one with French doors leading to the enclosed, low-maintenance rear garden. A modern family bathroom features a walk-in double shower and a sleek white three-piece suite. The property also benefits from gas central heating and double glazing throughout.



## LOCATION

Norton is a popular and well-connected town located just across the River Derwent from the historic market town of Malton. With a strong sense of community and a mix of traditional and modern amenities, Norton offers a fantastic quality of life for families, professionals, and retirees alike.

The town boasts a range of local shops, pubs, schools, and sports facilities, including a well-regarded secondary school and easy access to open countryside and the Yorkshire Wolds. Excellent transport links via the nearby Malton railway station make commuting to York, Scarborough, and beyond straightforward, while the A64 provides convenient road access to Leeds and the coast.

Norton combines the charm of North Yorkshire living with everyday convenience—making it an increasingly sought-after location for those looking to enjoy a quieter pace of life without sacrificing connectivity.

## KITCHEN

9'2" x 12'1" (2.8 x 3.7)



UPVC double glazed door to the side, UPVC double glazed windows to the front and side aspects, range of wall and base units with roll top worksurface, stainless steel sink and drainer, integrated electric Bosch oven with four ring induction hob, extractor hood, space for fridge freezer, space for washing machine, breakfast bar, Ideal combi boiler, power points.

## LIVING ROOM

10'2" x 21'3" (3.1 x 6.5)



UPVC double glazed Bow window to the front and UPVC double glazed window to the side aspect, feature fireplace with gas flame effect fire, radiator and power points.

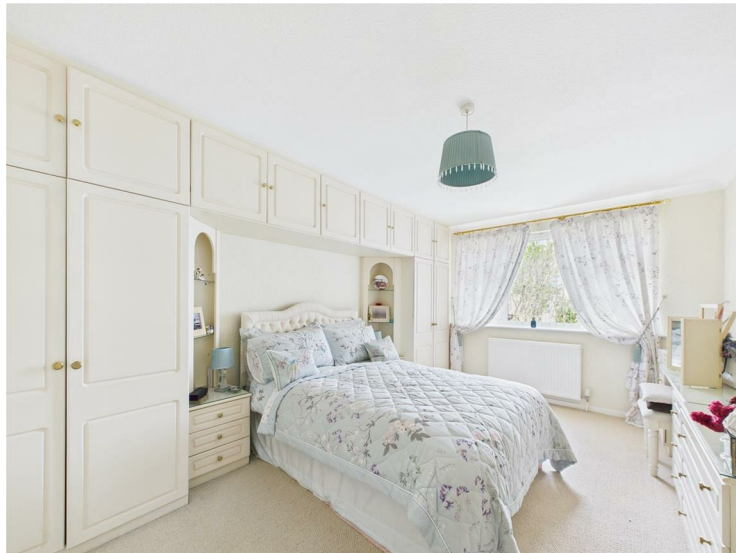
## INNER HALL

2'8" x 7'3" (0.82 x 2.23)

Access to all bedroom and bathroom, loft access.

## BEDROOM ONE

14'5" x 10'5" (4.4 x 3.2)



UPVC double glazed window to the rear aspect, fitted wardrobes, radiator and power points.

## BEDROOM TWO

10'5" x 9'2" (3.2 x 2.8)



UPVC double glazed windows and UPVC double glazed French Doors to the rear aspect, giving access to the rear garden, fitted wardrobes, radiator and power points.

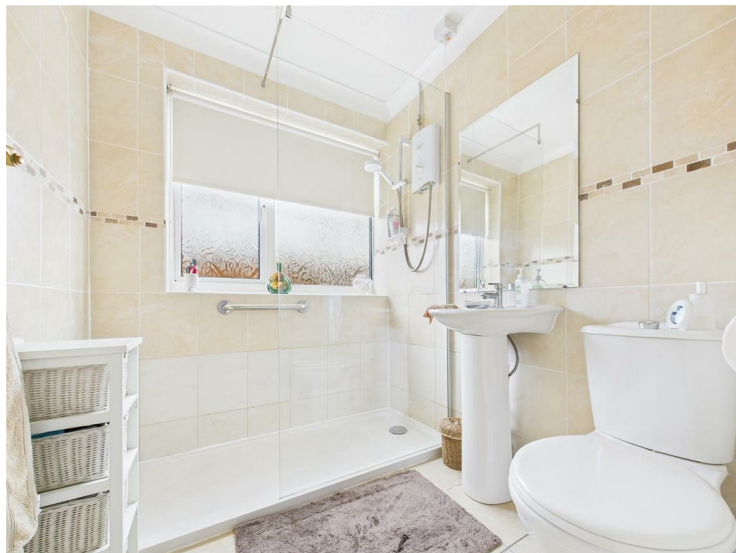
## BEDROOM THREE

9'2" x 6'2" (2.8 x 1.9)

UPVC double glazed window to the side aspect, fitted wardrobes, radiator and power points.

## BATHROOM

6'2" x 5'6" (1.9 x 1.69)



UPVC double glazed window to the side aspect, white three

piece suite comprising of low flush WC, wash hand basin, walk in level double shower, extractor fan, radiator and tiled flooring.

**GARAGE**

15'8" x 8'2" (4.8 x 2.5)

Up and over door to the front and UPVC double glazed window to the side, power points and light.

**REAR GARDEN**



Side gated access to the private rear garden laid to lawn with flower borders and small vegetable plot.

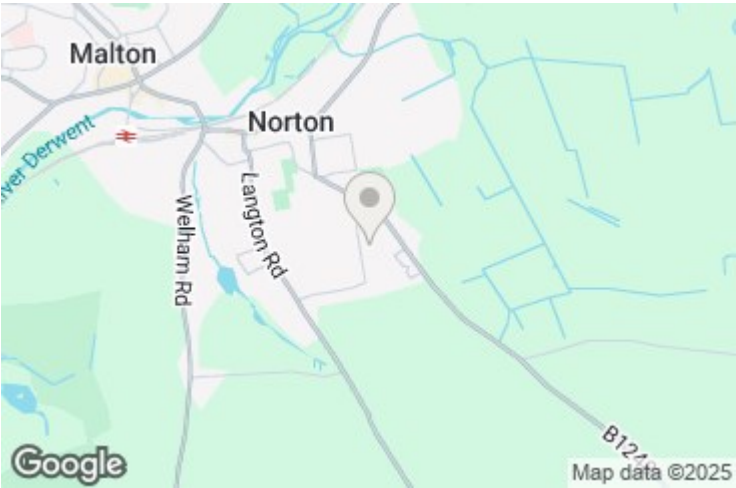
**FRONT GARDEN**



Front garden is laid to lawn with flower borders, driveway and car port to the side leading to the detached garage, outside tap.

**COUNCIL TAX BAND C**

**EPC TBC**





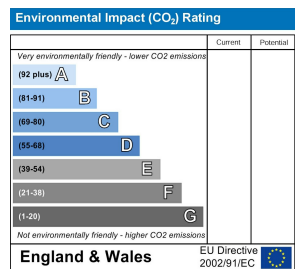
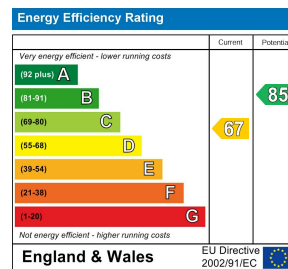
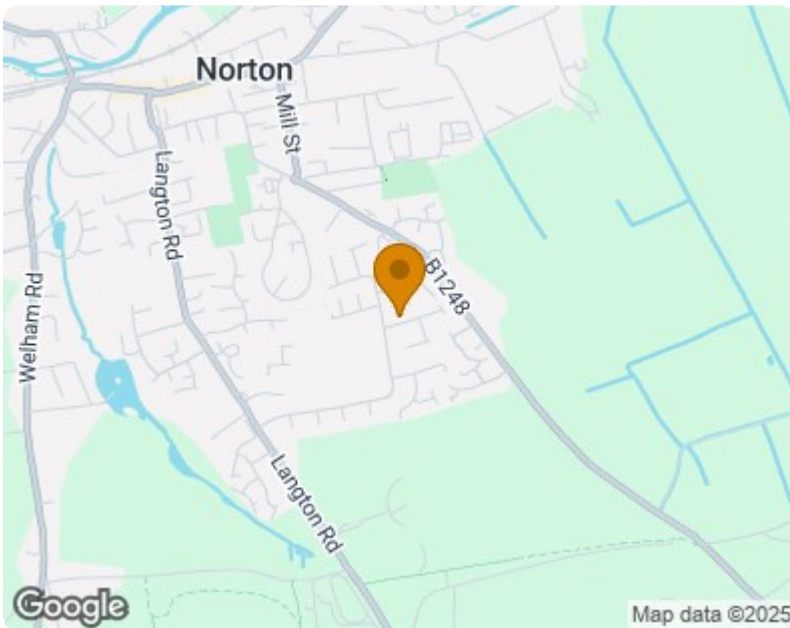
Approximate total area<sup>(1)</sup>  
66.31 m<sup>2</sup>

(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.

GIRAFFE360



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398