

Acre Way, Malton
Guide Price £210,000



**MODERN SMART SPACIOUS TWO BEDROOM TWO BATHROOM
COACH HOUSE ##MASTER EN SUITE##LOUNGE##KITCHEN
INTEGRATED APPLIANCES##DOUBLE GLAZING - CENTRAL
HEATING##LARGE GARAGE PLUS OFF ROAD PARKING##PRIVATE
ENCLOSED GARDEN##PRIVATE ENTRANCE.**

Entrance Hall

UPVC double glazed door to the front aspect, radiator, power points, stairs to the first floor landing.

Hallway

UPVC double glazed window to the rear aspect with countryside views, radiator, power points, storage cupboard.

Lounge Area 3.35m x 3.20m - 11'0" x 10'6"

UPVC double glazed Juliet balcony to the front aspect, TV point, radiator and power points.

Kitchen / Dining Area 3.90m - 2.90m - 12'10" x 12'10"

UPVC double glazed Juliet balcony to the rear with countryside views, range of high gloss wall and base units with roll top worksurface, stainless steel sink and drainer, integrated fridge freezer, integrated slimline dishwasher, integrated washing machine, integrated electric oven with four ring induction hob, extractor hood, radiator and power points.

Bedroom One 4.30m x 2.55m - 14'1" x 8'4"

UPVC double glazed window to the front aspect, fitted wardrobes, TV point, radiator and power points.

En Suite

Modern white three piece suite comprising of low flush WC, wash hand basin, fully tiled shower cubicle with electric shower, extractor fan, chrome heated towel rail.

Bedroom Two 2.60m x 2.25m - 8'6" x 7'5"

UPVC double glazed window to the front aspect, radiator, power points, currently used as an office.

DISCLAIMER

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Bathroom

UPVC double glazed window to the rear aspect modern white three piece suite comprising of low flush WC, vanity wash hand basin, panel enclosed bath with shower over, extractor fan, chrome heated towel rail.

Garage 6.50m x 3.90m - 21'4" x 12'10"

Larger than average garage with up and over door, power points and light, fuse box.

Rear Garden

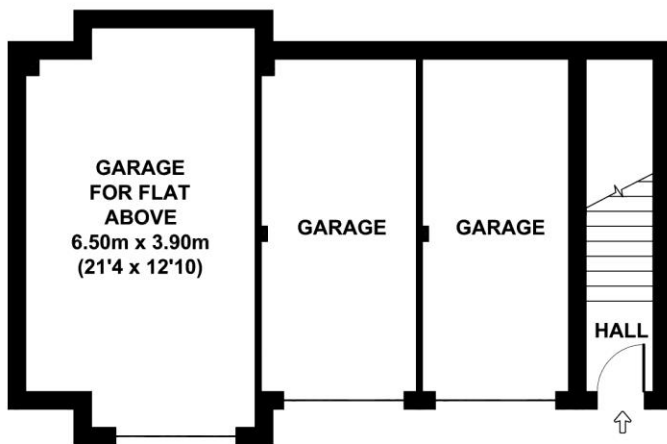
Private rear garden with two gated accesses, laid to lawn with outside tap and outside power point.

Front

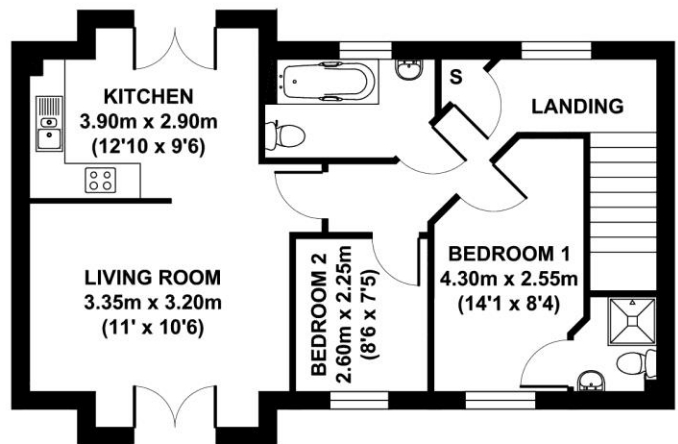
Block paved driveway to the front with ample off street parking for up to two vehicles in front of the garage.

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**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 63 SQ M**



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 63 SQ M**

ACRE WAY

APPROX. GROSS INTERNAL FLOOR AREA 126 SQ M / 1356 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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