



## 10 Brindle Way

Norton, YO17 8BA

Offers In The Region Of £325,000



# 10 Brindle Way

Norton, Malton, YO17 8BA

Offers In The Region Of £325,000



10 Brindle Way is an immaculately presented four bedroom detached property located on a quiet cut-de-sac in Norton. The spacious living accommodation is arranged over three floors and has the added value of having the garage already converted into a one bedroom annex. The main house consists of entrance hall with guest WC, sitting room, inner hallway leading to an open plan kitchen dining room with bi-folding doors onto the garden. The first floor has three good sized bedrooms and family bathroom. The master bedroom is on the third floor with walk-in wardrobe and ensuite shower room. The garage has been recently converted into a one bedroom annex with bathroom and kitchen/dining/living room. The driveway to the side of the property offers plenty of off street parking, leading to a private and enclosed low maintenance rear garden. A beautiful property, close to local schools and amenities, an ideal family home.

- Stunning and unique four bedroom detached family home
- Guest cloakroom/WC
- Quiet cul-de-sac position
- With separate one bedroom self contained annexe
- Newly fitted breakfast kitchen with bi-fold doors to the garden
- Viewing a must as not your standard property
- Covered parking area
- Master bedroom to the second floor with en-suite
- Fantastic size rooms and great value for money!

## Entrance Hall

UPVC double glazed composite front door, wood effect flooring.

## Guest WC

UPVC double glazed side aspect window, radiator, wood effect flooring, low flush WC, corner sink unit and fuse box.

## Sitting Room

15'11 x 10'5 (4.85m x 3.18m)

UPVC double glazed front aspect bay window, wood effect flooring, radiator and TV point.

## Inner Hall

Storage cupboard, radiator, wood effect flooring and stairs.

## Kitchen/Dining Room

18'9 x 10'8 (5.72m x 3.25m)

UPVC double glazed rear aspect window, bi-folding rear doors and glazed side aspect door. Range of wall

and base units, inset sink with mixer tap, induction hob with extractor hood over, double oven, integrated dishwasher, integrated fridge/freezer, radiator and wood effect flooring.

## Landing

Airing cupboard housing the water tank. Stairs leading to the second floor.

## Bedroom Two

15'3 x 10'10 (4.65m x 3.30m)

UPVC double glazed rear aspect window, radiator.

## Bedroom Three

12'8 x 10'11 (3.86m x 3.33m)

UPVC double glazed front aspect window, radiator.

## Bedroom Four

9'10 x 7'11 (3.00m x 2.41m)

UPVC double glazed rear aspect window, radiator.

## Bathroom

7'11 x 6'3 (2.41m x 1.91m)

UPVC double glazed front aspect window, panel bath with shower attachment, low flush WC, pedestal sink unit, radiator, shaver point and extractor fan.

## Second Floor Landing

### Master Bedroom

18'7 x 14'0 (5.66m x 4.27m)

UPVC double glazed front aspect window, Velux window, radiator and built in storage/wardrobe cupboard, loft access with ladder and boarded.

### En-suite Shower Room

Velux window, shower cubicle, low flush WC, pedestal sink, heated ladder towel rail and vinyl flooring.

## Annexe

### Sitting Room/Kitchen

UPVC double glazed rear aspect window, patio doors, range of wall and base kitchen units, sink & drainer unit, oven, electric hob with extractor hood over, radiator, space for a washing machine and integrated fridge. Spotlights.

## Bathroom

Panel bath with shower above and mermaid board, low flush WC, pedestal sink, heated ladder towel rail and vinyl flooring.

## Bedroom

UPVC double glazed side aspect window, radiator and spotlights.. Loft access housing the combi boiler.

## Exterior

To the front of the property is a low lying hedge and paved path leading to the front door. Covered driveway parking to the side with gated access to the rear, enclosed and private garden. Two paved patio areas, lawn area, shed with electric and outside tap.

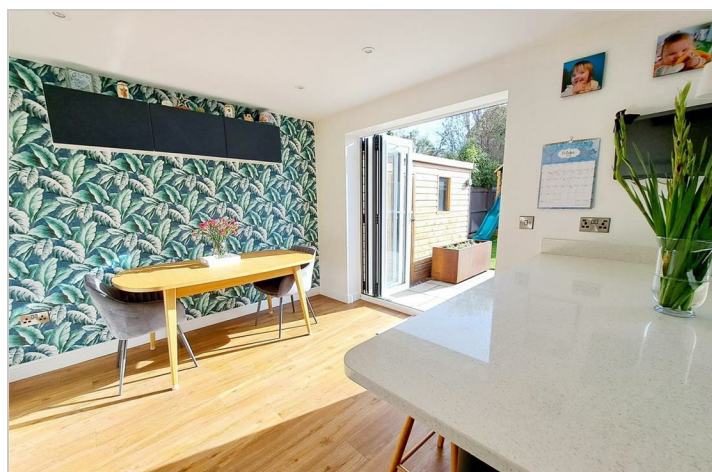
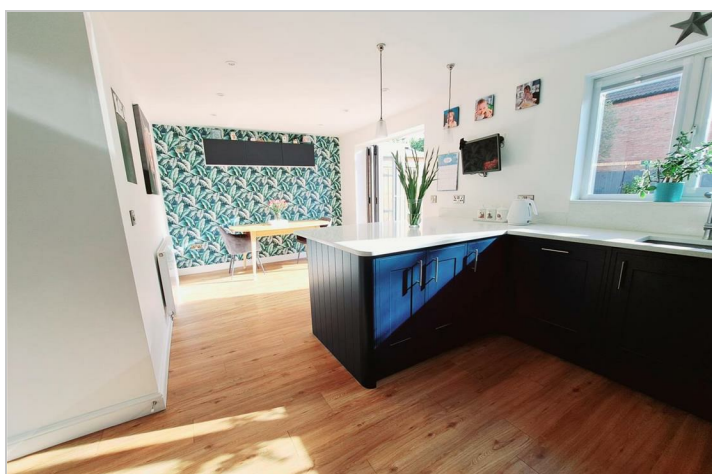
## Services

Mains connected to water, drainage, gas and electric.

## Council Tax Band D

## Location

Norton is a busy and thriving area of Malton. It has good junior and secondary schools and there are a variety of local amenities to hand. Malton train station is a short walk away and offers direct railway links to Scarborough, York, Leeds, Manchester and Liverpool. Norton is also within easy access to the A64 which connects Scarborough, York and Leeds.



## Road Map



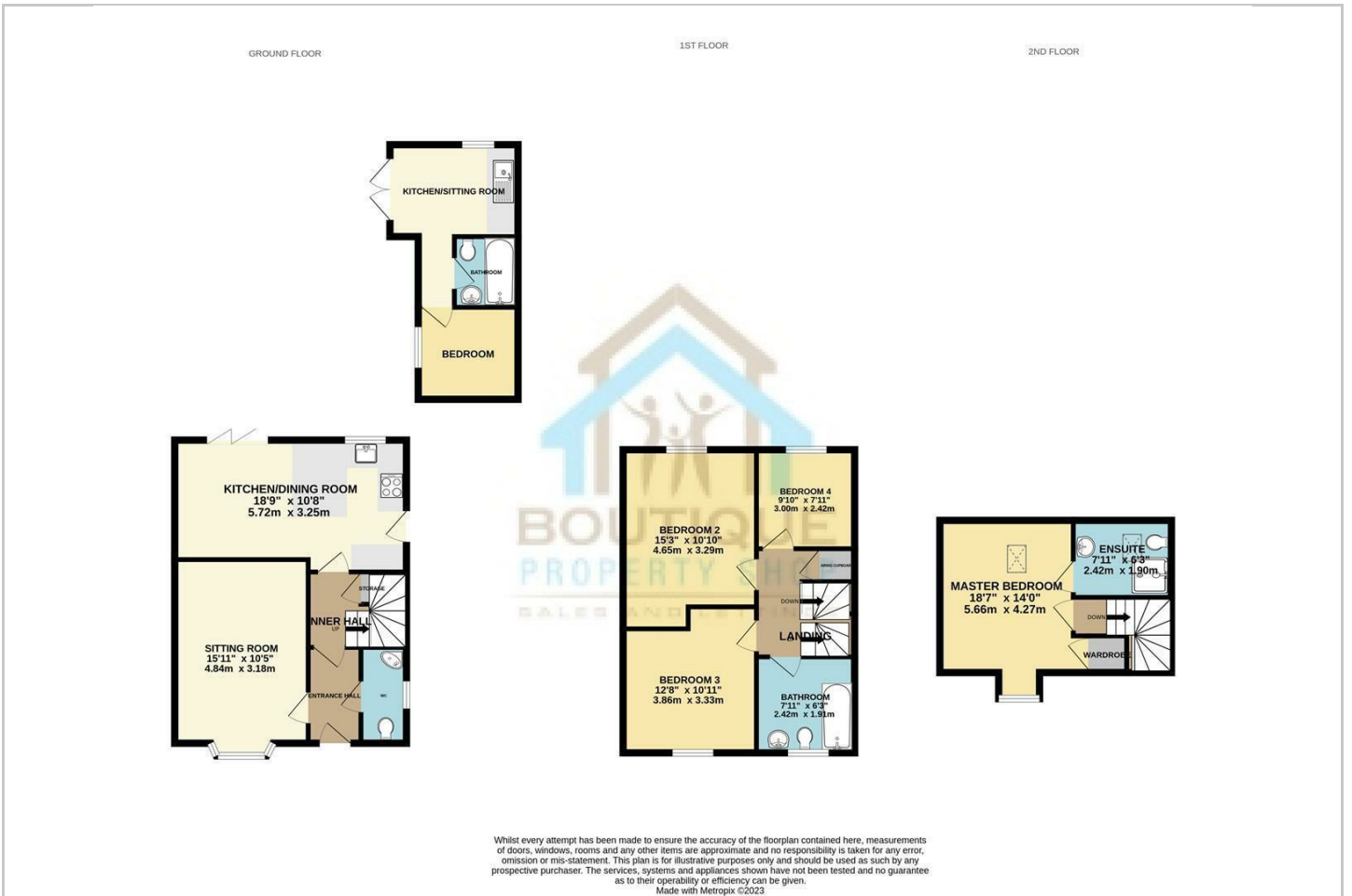
## Hybrid Map



## Terrain Map



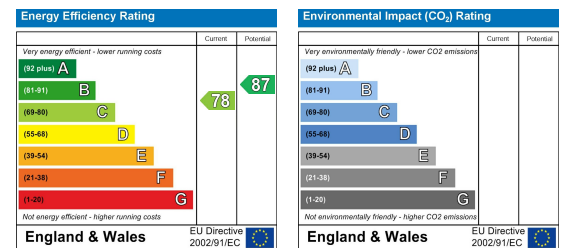
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.