



11 Fletton Road

Norton, YO17 8BD

Offers Around £269,950



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Norton, Malton, YO17 8BD

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11 Fletton Road is a well proportioned three bedroom detached family home. Located on the Redrow estate in Norton, just off Scarborough Road with easy access to good schools, amenities, and the A64 to Scarborough and York. The accommodation consists of entrance hall with guest WC, sitting room leading to a dining room with door leading to the kitchen and sunny conservatory. Upstairs there is a master bedroom with built in wardrobes and ensuite shower room. There are a further two good sized bedrooms and family bathroom. The property benefits from a detached garage, two off street parking spaces and a lawned rear garden. A fantastic modern family home in immaculate condition throughout with gas central heating and double glazing.

- Three bedroom detached family home
- Modern kitchen
- Modern family bathroom
- Two off street parking spaces
- Sitting room and separate dining room
- Master bedroom with en-suite shower room
- Good sized rear garden
- Conservatory
- Two further good sized bedrooms
- Garage

Entrance Hall

With Composite front door, radiator, understairs cupboard and stairs leading to first floor landing.

Sitting Room

15'6 x 10'7 (4.72m x 3.23m)

UPVC double glazed front aspect window, electric coal effect fire set in a feature surround, TV & telephone point and radiator. Open to:

Dining Room

8'8 x 10'6 (2.64m x 3.20m)

UPVC double glazed rear patio sliding doors, radiator.

Conservatory

UPVC double glazed window, brick base, radiator.

Kitchen

16'4" x 9'10" (5'9m x 3'2m)

UPVC double glazed rear aspect window and side door, range of modern wall and base units, integrated fridge freezer, electric oven, gas hob with extractor

hood over, dishwasher, washing machine, spotlights and radiator.

Guest WC

5'9 x 3'2 (1.75m x 0.97m)

UPVC window to the side aspect, pedestal basin, decorative splash back, low flush WC and contemporary radiator.

Landing

UPVC double glazed side aspect window, loft access (boarded with steps).

Master Bedroom

10'10 x 10'10 (to front of wards) (3.30m x 3.30m (to front of wards))

UPVC double glazed front aspect window, 2 x fitted wardrobes, TV point and radiator. Door leading to:

Ensuite Shower Room

8'8 x 3'3+recess (2.64m x 0.99m+recess)

UPVC double glazed side aspect window, low flush

WC, vanity wash basin, shower with rainfall shower and attachment, heater ladder towel rail, part tiled and extractor fan.

Bedroom Two

10'3 x 11' (3.12m x 3.35m)

UPVC double glazed rear aspect window, radiator.

Bedroom Three

12'3 x 7'2 (3.73m x 2.18m)

UPVC double glazed rear aspect window, radiator.

Bathroom

5'6 x 7'2 (1.68m x 2.18m)

UPVC double glazed front aspect window, panel bath with shower over, low flush WC, pedestal basin, extractor fan, part tiled wall and heated towel rail.

Garage

Roller door. electric and power.

Exterior

The front of the property is low maintenance with a parking space in front of the house, with a second parking space next to the garage. To the rear of the property is an enclosed garden, mainly laid to lawn with a paved patio area. Outside tap.

Services

Mains connected to gas, electric, water and drainage.

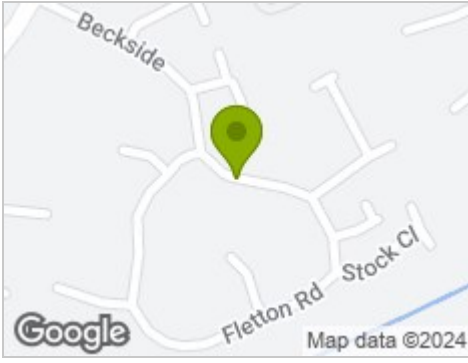
Council Tax Band D

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.



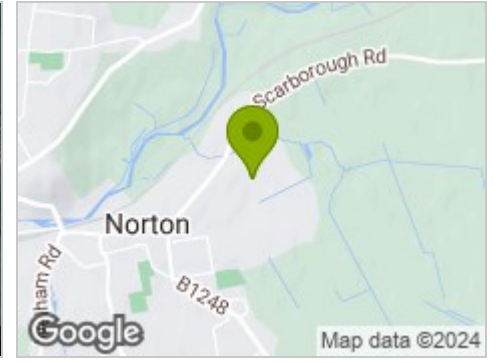
Road Map



Hybrid Map



Terrain Map



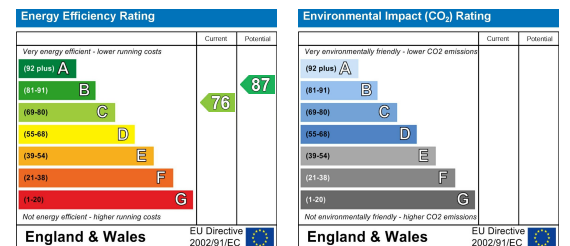
Floor Plan



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



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