



## 37 Evergreen Way

Norton, YO17 8BY

Offers In The Region Of £285,000



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This immaculately presented three bedroom family home was built in 2014 and is located on the popular Persimmon development of Westfield in Norton. The accommodation layout offers entrance hall, stunning extended open plan kitchen/diner with Bi-folding doors out to the garden, utility room, sitting room, guest cloakroom/WC and converted garage used as a dining room. To the first floor are three bedrooms, the master bedroom with en-suite shower room, two further good sized bedrooms and family bathroom. The garden is low maintenance with paving, both front and rear and is fully secure and enclosed by fencing with side access gate and driveway parking to the front. The property is still under NHBC guarantee and provides a perfect family home in a great location with no onward chain.

- Three bedroom extended family home
- Stunning newly extended kitchen/dining room with separate utility room
- Converted garage used as a separate dining room
- Guest WC
- Master Bedroom with ensuite shower room
- Two further good sized bedrooms
- Family bathroom with spa bath
- Private and enclosed low maintenance rear garden
- Off street driveway parking
- NO ONWARD CHAIN

### Entrance Hall

UPVC double glazed side aspect window and double glazed front door, under stairs storage cupboard, radiator.

### Sitting Room

12'10 x 12 (3.91m x 3.66m)

UPVC double glazed front aspect window, TV and telephone point, radiator.

### Kitchen/Diner

19'8 x 18'1 (5.99m x 5.51m)

Bi-folding double glazed rear aspect doors, range of modern wall and base units, centre island, inset sink with mixer tap, induction hob, double oven, dishwasher and modern radiator.

### Utility Room

6'11 x 5'5 (2.11m x 1.65m)

UPVC double glazed side aspect door, range of base units, 1 1/2 sink unit, space for a washing machine, combi boiler and radiator.

### Dining Room

15'8 x 7'1 (4.78m x 2.16m)

UPVC double glazed front aspect window, radiator.

### Guest WC

Low flush WC, corner pedestal sink, radiator.

### Landing

Loft access.

### Master Bedroom

12'8 x 10'2 (3.86m x 3.10m)

UPVC double glazed front aspect window, radiator. Door leading to:

### Ensuite Shower Room

5'11 x 5'9 (1.80m x 1.75m)

UPVC double glazed front aspect window, corner shower unit, pedestal sink, low flush WC, radiator and extractor fan.

### Bedroom Two

9'4 x 8'2 (2.84m x 2.49m)

UPVC double glazed rear aspect window, radiator.

### Bedroom Three

9'6 x 9'5 (2.90m x 2.87m)

UPVC double glazed rear aspect window, radiator.

## Bathroom

8'0 x 7'1 (2.44m x 2.16m)

UPVC double glazed size aspect window, jacuzzi bath, pedestal sink, low flush WC, heated ladder towel rail, fully tiled with extractor fan.

## Exterior

Low maintenance front garden with gravel area and path leading to the front door. There is off street driveway parking for one vehicle. The rear of the property is private and enclosed and low maintenance with the majority of the area paved with gravel boarders.

## Services

Mains connected to water, drainage, gas and electric.

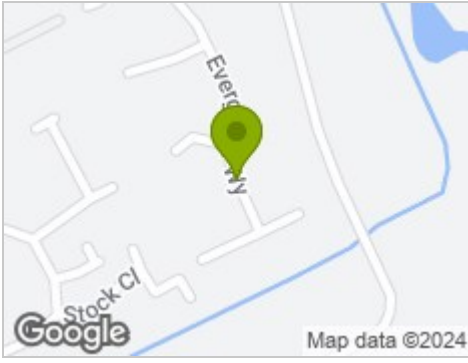
## Council Tax Band D

## 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.



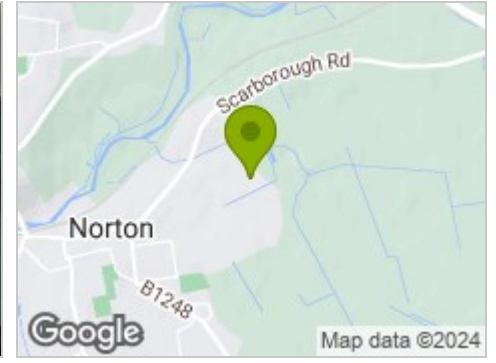
## Road Map



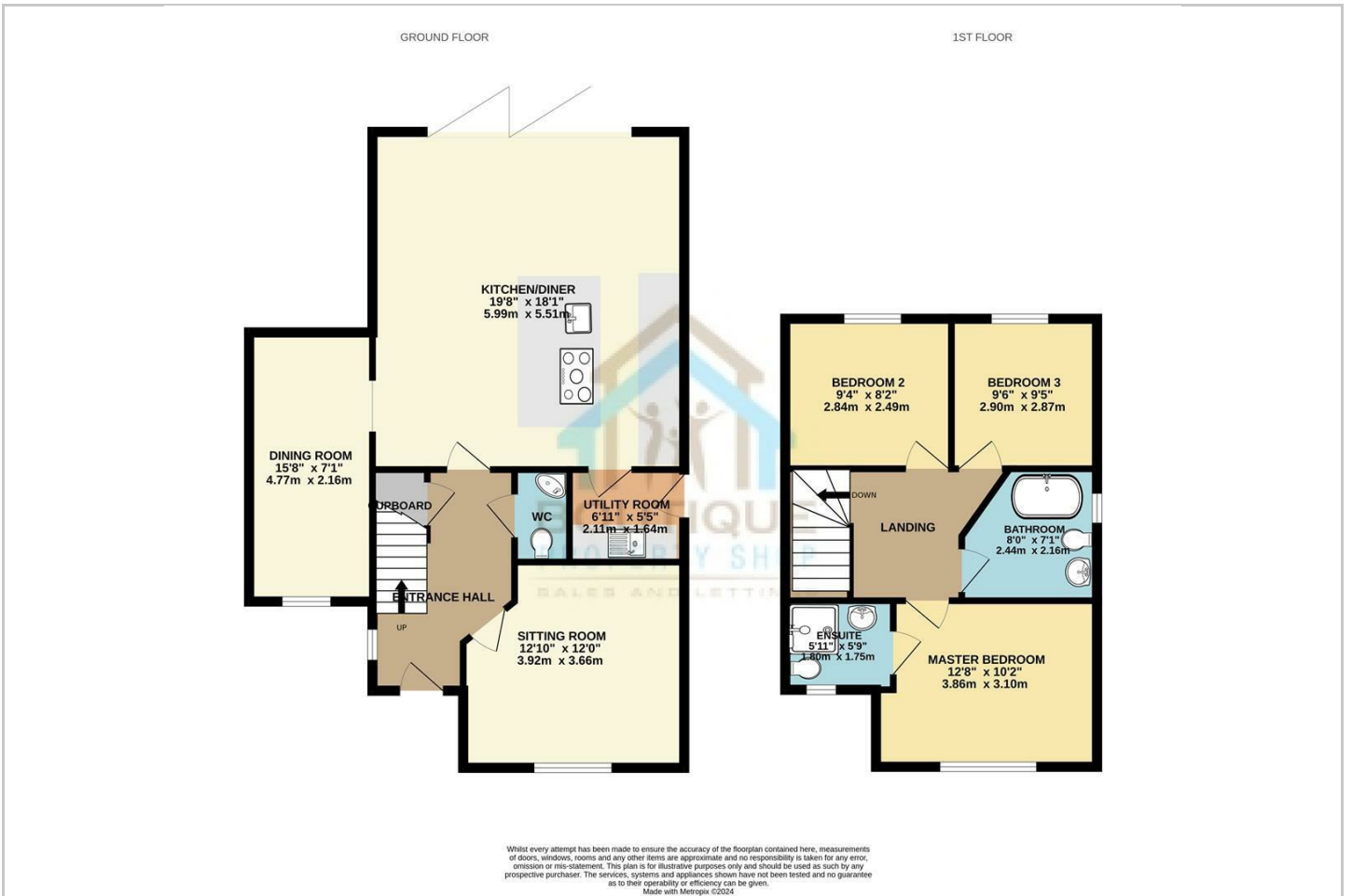
## Hybrid Map



## Terrain Map



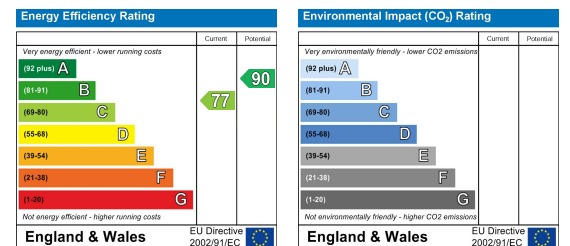
## Floor Plan



## 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



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