



## 17 Westfield Avenue

Norton, YO17 8DN

Price Guide £335,000



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17 Westfield Avenue is a lovely four/five bedroom detached family home in a prime position on the modern development of Westfield off Scarborough Road in Norton. A well proportioned family home with the accommodation briefly consisting of entrance hall, sitting room, kitchen dining room with double doors to the garden, utility room, guest WC and integral garage. To the first floor there is a spacious master bedroom with en-suite shower room, three further good sized bedrooms, a fifth bedroom/study and modern family bathroom. Externally the property benefits from driveway parking to the front whilst to the rear is a recently extended garden with mature trees and vegetable patch. An enclosed garden offering a lovely, private outdoor space. A beautiful home located on a popular development offering great value for money.

- Superb five bedroom detached family home on a lovely estate in Norton
- Utility Room and guest cloakroom/WC
- Not one to be missed as great value for money!
- Integrated garage and off-street parking
- Master bedroom with en-suite
- Larger plot/garden (additional land was purchased after the property was built)
- Lovely family home in move in condition!

## Entrance Hall

Wood glazed front door, radiator, engineered wood floor, stairs and under stairs cupboard.

## Sitting Room

15'1 x 10'7 (4.60m x 3.23m)

UPVC double glazed front aspect window, radiator, engineered wood floor, feature fireplace (for effect, none functional).

## Dining Kitchen

21'2 x 9'7 (6.45m x 2.92m)

UPVC double glazed rear aspect window and patio doors, range of wall and base units, 1 1/2 sink unit and drainer, space for a dishwasher and fridge freezer, gas hob, electric over with extractor hood over, radiator and tiled floor. Door leading to:

## Utility Room

6'4 x 5'4 (1.93m x 1.63m)

Rear glazed door, sink and drainer unit, space for a washing machine and timber dryer, tiled floor and radiator. Boiler

## Guest CloakRoom/WC

5'4 x 3'1 (1.63m x 0.94m)

UPVC double glazed side aspect window, radiator, low flush WC, pedestal sink and tiled floor.

## First Floor Landing

Loft access (part boarded with light)

## Master Bedroom

13'4 x 10'5 (4.06m x 3.18m)

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

## En-suite

6'3 x 6'2 (1.91m x 1.88m)

UPVC double glazed front aspect window, low flush WC, pedestal sink, walk in shower with mermaid board, vinyl flooring, extractor fan and radiator.

## Bedroom Two

11'8 x 10'7 (3.56m x 3.23m)

UPVC double glazed window, airing cupboard (water tank) and radiator.

### Bedroom Three

10'1 x 9'5 (3.07m x 2.87m)

UPVC double glazed rear aspect window, radiator.

### Bedroom Four

11'7 x 10'3 (3.53m x 3.12m)

UPVC double glazed rear aspect window, radiator.

### Bedroom Five/Study

6'9 x 6'9 (2.06m x 2.06m)

UPVC double glazed rear aspect window, radiator.

### House Bathroom

9'5 x 5'2 (2.87m x 1.57m)

UPVC double glazed side aspect window, radiator, panel bath, pedestal sink, low flush WC, engineer wood floor and extractor fan.

### Garage

16'4 x 9'11 (4.98m x 3.02m)

Up and over door with electric and power.

### Exterior

To the front of the property is driveway parking, lawn area and paved path leading to the front door. At the rear of the property is a private and enclosed garden accessed via a side gate, is a newly extended area with wood area with mature trees, wood decking area, lawn, vegetable patch and outside tap.

### Services

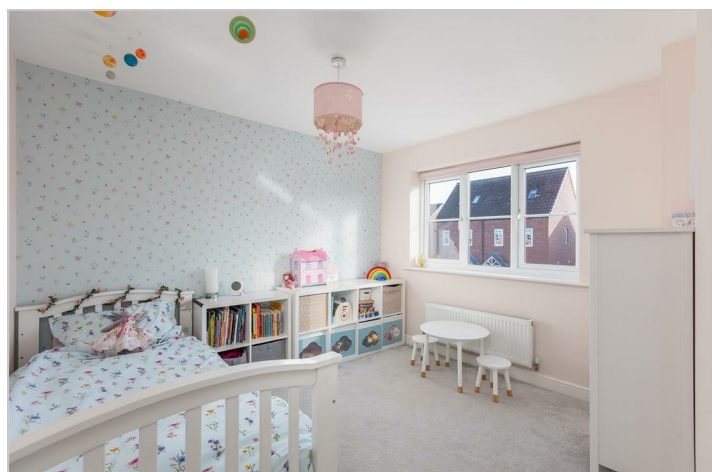
Mains connected to water, drainage, gas and electric.

### Council Tax Band D

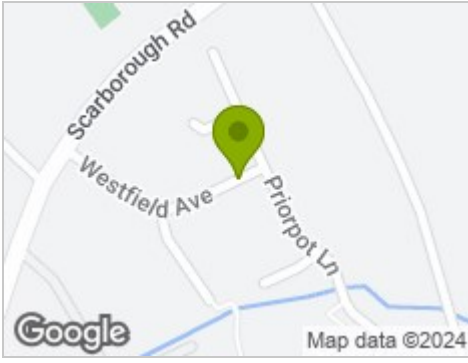
PLEASE NOTE - The estate has a yearly service charge to help with the upkeep of the park and green areas which is around £130 per year.

### Location

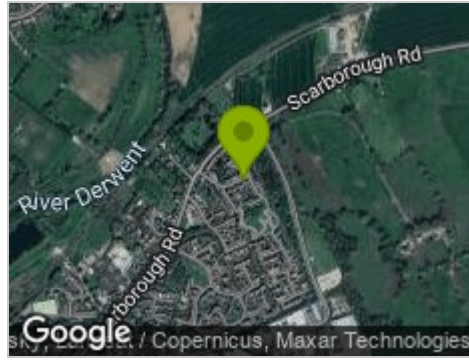
Norton is a busy and thriving area of Malton. It has good junior and secondary schools and there are a variety of local amenities to hand. Malton train station is a short walk away and offers direct railway links to Scarborough, York, Leeds, Manchester and Liverpool. Norton is also within easy access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



## Road Map



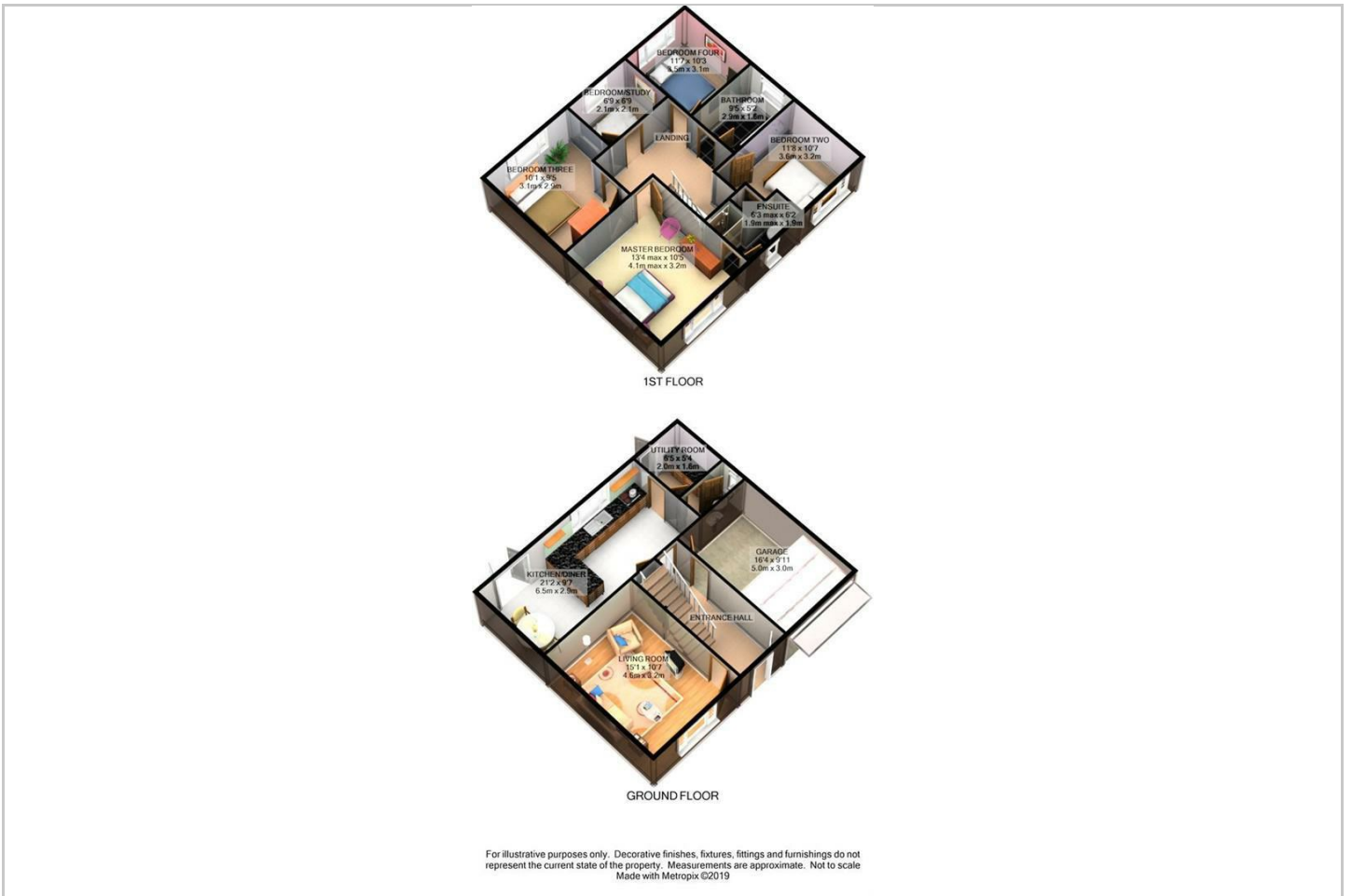
## Hybrid Map



## Terrain Map



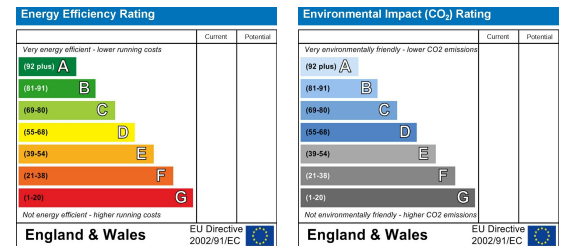
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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