



## 45 Welham Road

Norton, YO17 9DS

Price Guide £575,000



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A stunning example of a four bedroom detached home set on a fantastic plot in one of Norton's most highly regarded locations. This beautifully presented family home benefits from extensive grounds with the most spectacular rear garden and plenty of parking to the front with an in, out drive and a double integral garage with remote door. The accommodation offers contemporary living with a bespoke fitted kitchen with bi-fold doors opening up into the garden with central island unit and views over the garden. The property flows through from a welcoming entrance hall, spacious sitting room with doors opening into the dining room which overlooks the garden, a gorgeous fitted kitchen with breakfast room, conservatory, utility and a ground floor wetroom. To the first floor there are four double bedrooms and the family bathroom. A well presented, modern, light and airy home with everything required by the modern day family.

- Stunning four bedroom detached home in sought after location
- Extensive gardens with chalk stream at the bottom
- Contemporary fitted breakfast kitchen with bi-fold doors to garden and island unit
- Master bedroom with fitted furniture
- Double garage with plenty of parking and in, out drive
- Utility room
- Ground floor wetroom
- A unique build set on a fantastic plot!

## Entrance Hall

With aluminium door to the front aspect, vertical radiator and stairs leading to the first floor. There is also a GMC alarm system installed.

## Downstairs Wetroom

10'2 x 5'4 (3.10m x 1.63m)

Low level WC, wash basin, shower unit, extractor fan, double glazed window, radiator and part tiled.

## Sitting Room

12'9 x 19'0 (3.89m x 5.79m)

A spacious room with double glazed window to the front aspect, radiator and feature fireplace with gas point. TV point.

## Dining Room

13'9 x 11'1 (4.19m x 3.38m)

UPVC Double glazed patio doors and window overlooking the garden, vertical radiator

## Breakfast Kitchen

23'8 x 15'11 (7.21m x 4.85m)

Stunning fitted kitchen with central island unit and fitted wall and base units. Double glazed window overlooking the garden. Vertical radiator, 1 1/2 bowl sink unit, double electric oven, induction hob with extractor above, plumbed for dishwasher, integrated fridge freezer and walk in understairs storage cupboard. Leading to the breakfast area which also overlooks the garden via bi-fold doors.

## Conservatory

12'4 x 7'6 (3.76m x 2.29m)

With UPVC frame, double doors to the terrace and views over the garden.

## Utility Room

8'3 x 7'3 (2.51m x 2.21m)

With fitted units, plumbed for washing machine and door to the side aspect. 1 1/2 bowl sink and drainer unit, gas boiler and door to the garage. Just outside of the utility there is a paved patio area.

### First Floor Landing

With radiator, airing cupboard (housing the hot water tank) and loft access with a loft ladder, part boarded with light.

### Master Bedroom

15'3 x 12'9 plus recess (4.65m x 3.89m plus recess)

A lovely size room with fitted range of wardrobes and units with radiator and double glazed window to the front aspect.

### Bedroom Two

14'11 x 9'2 (4.55m x 2.79m)

Double glazed window and radiator.

### Bedroom Three

12'11 max x 8'11 (3.94m max x 2.72m)

Double glazed window and radiator. Fitted wardrobe.

### Bedroom Four

11'2" to front of wardrobe x 9'8 (3.40m to front of wardrobe x 2.95m)

Double glazed window and radiator Fitted wardrobe.

### Family Bathroom

8'7 x 8'3 (2.62m x 2.51m)

Matching white suite with bath and shower cubicle, vanity wash basin with storage and low level WC. Double glazed window, extractor fan and radiator

### Integral Double Garage

With large window, power and light.

### Exterior

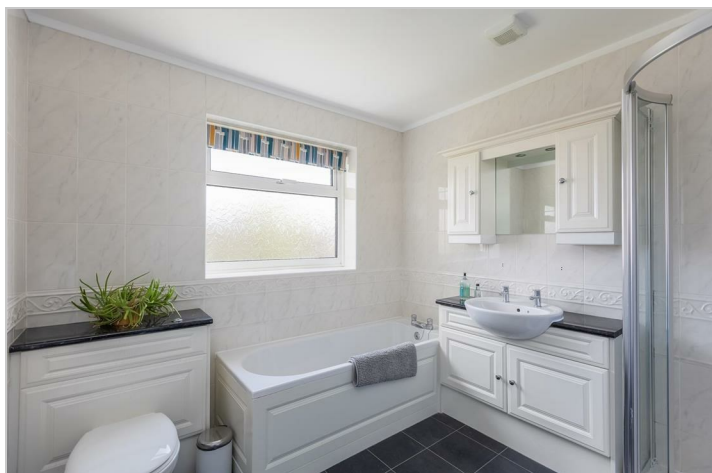
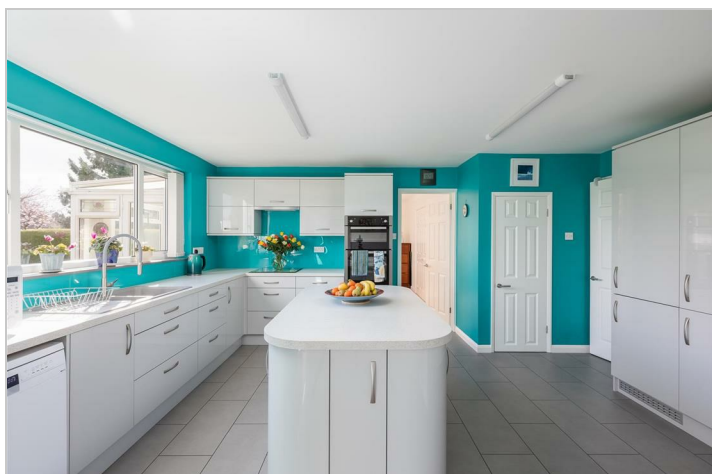
To the front of the property is a walled, block paved parking area for multiple vehicles with in, out drive. The rear of the property has the most spectacular lawned garden with mature flowering plants, shrubs and rockery. The orchard area contains multiple varieties of fruit trees, there is a greenhouse, chalet style shed and a soft fruit cage for the budding gardener! There is a lovely area with seating overlooking the chalk stream at the bottom where a variety of wildlife can also be discovered. There is a patio adjacent to the conservatory, south facing, summerhouse and with further paved patio area. The garden is of a fantastic size with plenty of space for families to enjoy and plenty of security lighting.

### Services

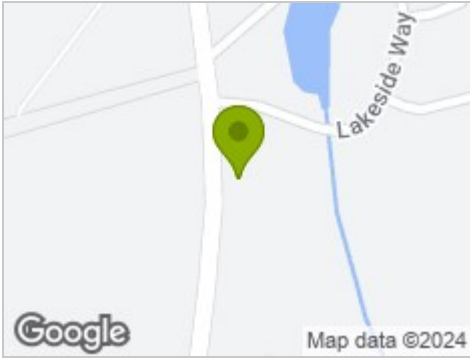
### Council Tax Band E

### Norton

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.



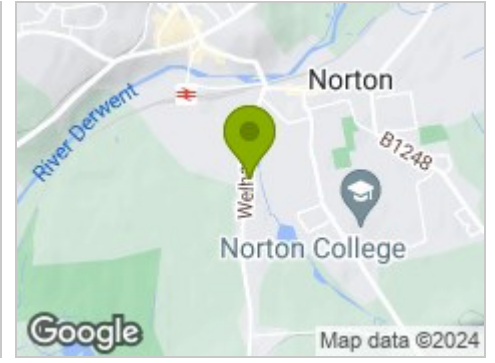
## Road Map



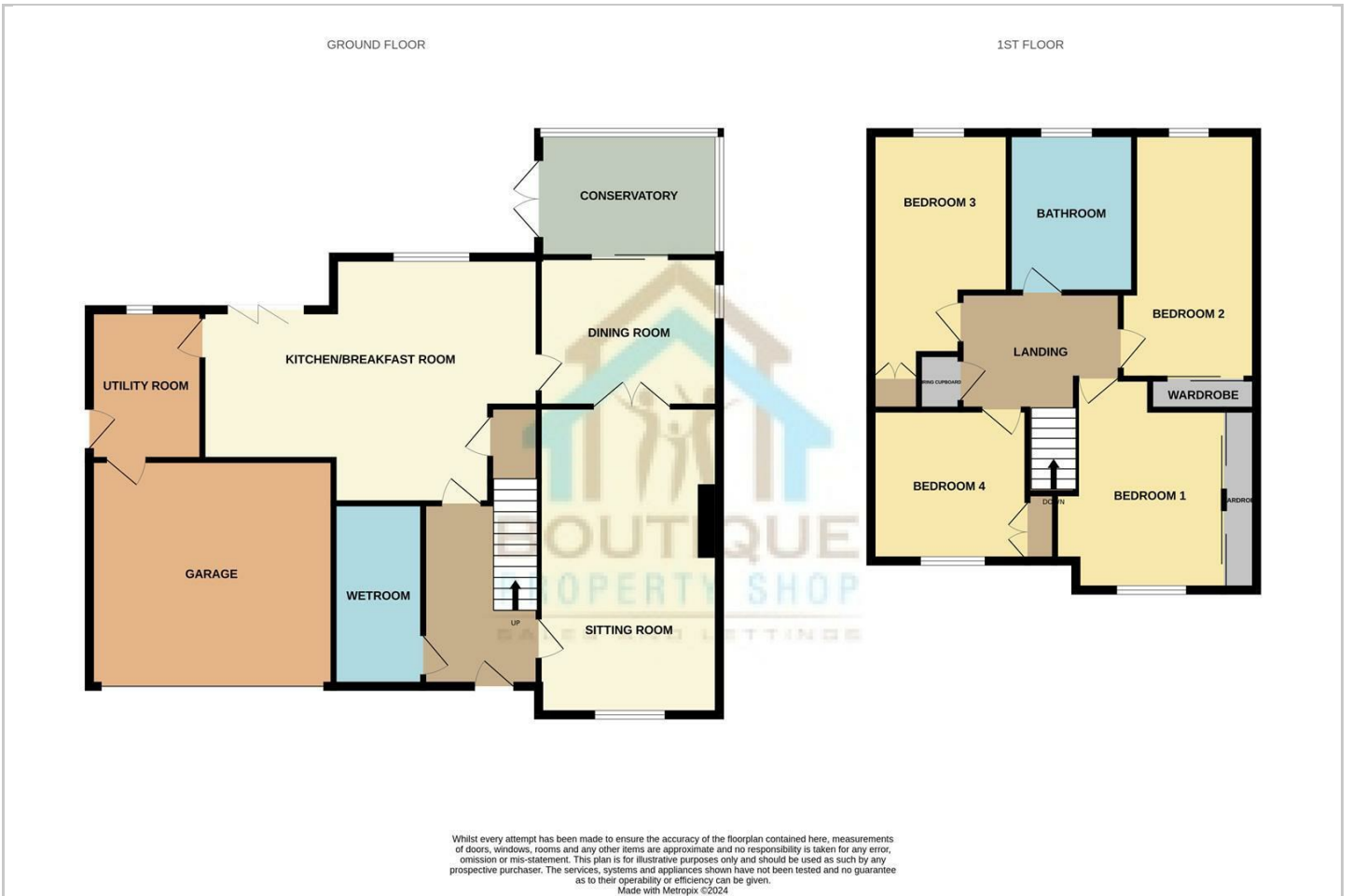
## Hybrid Map



## Terrain Map



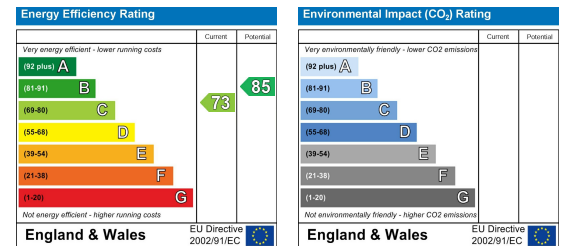
## Floor Plan



## 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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