



## 24 Hambleton Road

Norton, YO17 9DH

Offers Around £285,000



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Situated in a popular residential area on Hambleton Road in Norton, this delightful three-bedroom detached bungalow offers a perfect blend of comfort and modern living. As you approach the property, you will appreciate the well-maintained exterior and the inviting atmosphere that surrounds it. Upon entering, you are welcomed into a spacious kitchen diner that provides a warm and inviting space for dining and entertaining. The modern dining kitchen is a standout feature, designed to cater to both culinary enthusiasts and casual diners alike. It is well-equipped and offers ample space for family meals or gatherings with friends. The bungalow boasts three generously sized bedrooms and a cosy sitting room, each providing a peaceful retreat for rest and relaxation. The modern bathroom is tastefully designed, ensuring a comfortable and stylish experience for all residents. Outside, the property is surrounded by well-stocked gardens, perfect for those with a green thumb or anyone who simply enjoys the beauty of nature. The gardens offer a tranquil space to unwind, while the driveway provides convenient parking for multiple vehicles.

This charming bungalow is an ideal choice for families, retirees, or anyone seeking a serene lifestyle in a friendly community. With its modern amenities and lovely outdoor space, this property is sure to impress. Don't miss the opportunity to make this delightful bungalow your new home.

- Beautifully presented three bedroom detached bungalow
- Workshop/Garage
- Stunning, well stocked gardens to the front and rear
- Located in a popular residential area close to local shop and bus routes
- Modern fitted bathroom
- Driveway providing off-street parking
- Modern fitted kitchen diner
- UPVC double glazed and gas central heating throughout
- Private and enclosed rear garden

## Entrance into Kitchen/Diner

With a range of contemporary wall and base units with integrated sink and drainer unit, electric oven and hob with extractor hood above. Tiled splashback, radiator, space for dining table, UPVC double glazed window to the front and side aspect and composite front door with decorative glazed deature window. Integrated washer and space for a double fridge freezer. Tv point.

## Sitting Room

A lovely room with a UPVC bay bow window to the front aspect, TV point and ethernet cable, coving to the ceiling, radiator and electric wall mounted feature fire. There is an also a composite door to the side garden area.

## Inner Hall

Loft acces where there is a gas fired 'Baxi' combi boiler.

## Bedroom One

With radiator and UPVC window overlooking the rear garden.

## Bedroom Two

Another double room with radiator and UPVC window to the rear aspect.

## Bedroom Three

With UPVC window to the side aspect, radiator and ethernet cable.

## Bathroom

Modern white suite with low level WC, vanity hand wsh basin with mixer tap, mermaid board splashback, P shape bath with shower over with rainfall head and separate attachment. UPVBC window to the side aspect, extractor fan and chome ladder heated towel rail.

## Workshop/Garage

With timber door to the front and UPVC side access

door and window with light and power. Currently used as storage and a workshop.

### Exterior

A beautifully designed front and rear garden with lawned areas and flower borders. The front garden is fenced and enclosed with a side access gate and secure gated access to the side. There is a further gate which leads into the rear garden which is well stocked, private and fully enclosed with summerhouse and access to the garage/workshop.

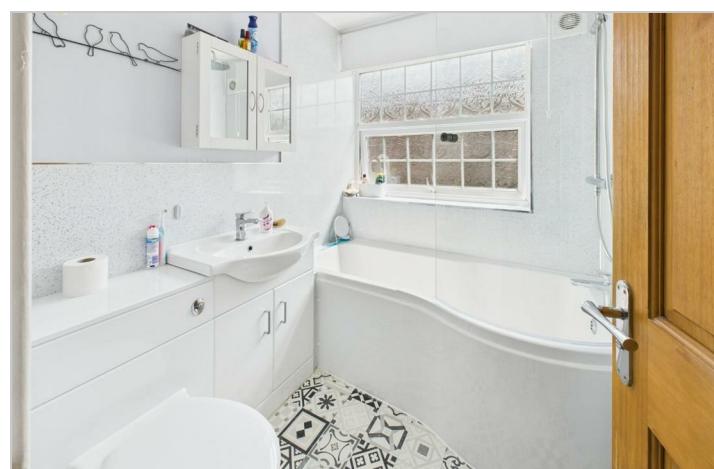
### Council tax band C

### Services

Mains connected to gas, electric, water and drainage. There are also solar panels.

### 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



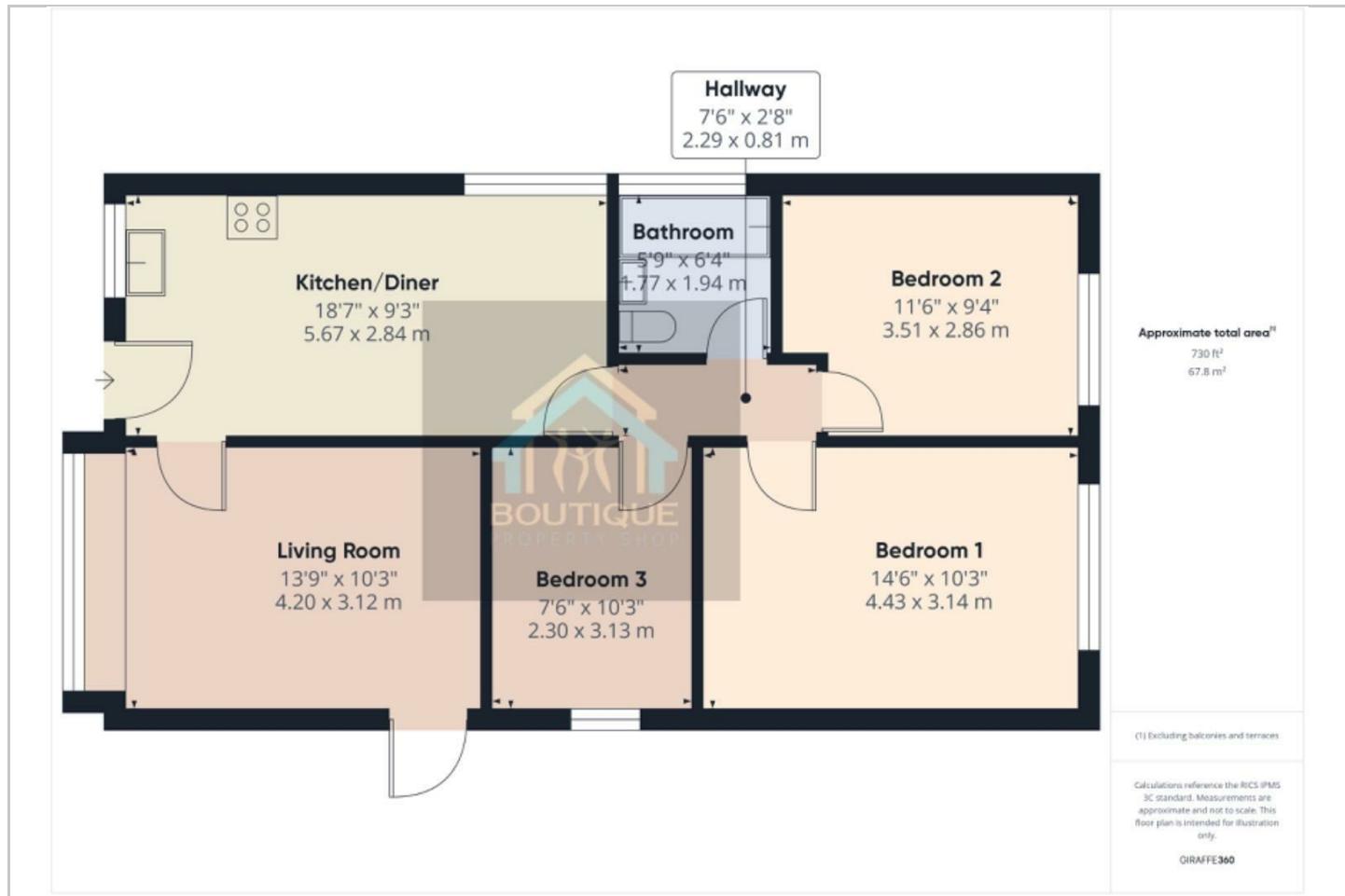
## Hybrid Map



## Terrain Map



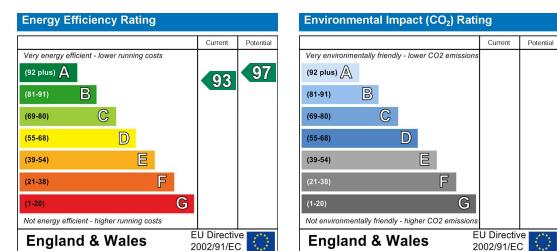
## Floor Plan



## 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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