



Adam Hymas

BESPOKE PROPERTY

AGENCY



● 7 Nursery Way, Norton, Malton, North Yorkshire, YO17 8DP ●

Property Description

7 Nursery Way is a beautifully presented detached three-bedroom family home on a popular development in Norton, Malton.

The property was built in 2013 and has been well-maintained and improved by the current owners.

Upon entering the home, you are greeted by a well-lit entrance hall. The property cleverly provides dual-aspect living spaces. To the right you'll find a cosy family living room, benefiting from patio doors to the rear garden, to the left you'll find the open-plan kitchen diner, recently fitted with a new Wren kitchen. The kitchen provides integrated appliances, high-quality wall and base units, tiled flooring, space for a dining table and patio doors providing access to the rear garden.

Additionally, there is a convenient guest W/C.

Head to the first-floor landing you'll find the property's family bathroom and three spacious bedrooms.

The traditional family bathroom is a good size and is equipped with a bath and a shower.

The master bedroom is spacious and has an en-suite shower room.

The second double bedroom is positioned at the front of the property.

The third bedroom is a further double room, which could be used as a nursery or work-from-home office.

Externally, the enclosed rear garden is low maintenance with a flagged patio seating area and a summer house, perfect for entertaining in the summer months. The raised flower beds feature an array of flowers and plants.

The property benefits from off-street parking to the rear and a single garage.

Don't miss the opportunity to make this amazing property your home!



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Three-bedroom detached property

Master bedroom with ensuite shower room

Off-street parking and single garage

Enclosed low-maintenance garden

Excellent location in Norton



Location

7 Nursery Way, Norton, Malton, North Yorkshire, YO17 8DP

Norton, Malton is a thriving market town, renowned for its excellent primary and secondary schools, countryside walks and local amenities all within short walking distance. The convenience of Malton train station provides commuters with direct railway connections to Scarborough, York, Leeds, Manchester, and Liverpool. Additionally, Norton enjoys seamless access to the A64, facilitating effortless travel to Scarborough, York, and Leeds.

Malton has been able to overcome many of the economic struggles faced by other market towns. It has been accredited by many as the 'food capital of the north'. Packed with plenty of popular bars, coffee shops and restaurants, Malton continues to be one of the most sought-after locations to live in North Yorkshire.



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Ground Floor

Gross Internal Area: 44.2m²
(476ft²)



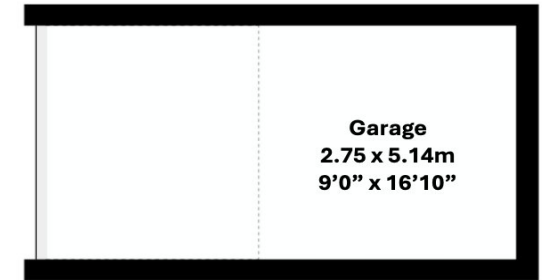
First Floor

Gross Internal Area: 43.8m²
(471ft²)



Garage

Gross Internal Area: 14.1m²
(152ft²)



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements and floor areas are approximate.

Entrance porch
Heritage star tiled floor, radiator, door to front aspect, under-stairs storage,

Guest W/C
Wash hand basin, window to rear aspect, W/C, Radiator, tiled floor

Lounge
3.10 x 5.64 m
Window to front aspect, carpets, tv point, x2 radiators, patio doors to rear garden, dual aspect room

Kitchen
6.63 x 2.82 m
New kitchen fitted in 2022, two-tone wall and base units, integrated appliances (dishwasher, washing machine), STOVES oven and extractor hood, patio doors to rear garden, sink drainer, Ideal boiler housed in kitchen units, space for dining table, window to front aspect, instant hot water tap, tiled floors

Landing
Window to rear aspect, airing cupboard with water tank above stairs

Master bedroom
5.62 x 3.18 m
Double in size, carpet, windows to front and rear aspect, two radiators, en-suite shower room, space for wardrobes

En-suite
Tiled floor, shower boarded walls, shower cubicle with rainfall shower head, wash hand basin, W/C, window to front aspect

Bedroom Two
2.59 x 3.25 m
Double in size, radiator, space for wardrobes, loft hatch access

Bedroom Three
2.80 x 2.30 m
Double in size, window to rear aspect, could be used as an office space

Family Bathroom
Bath, shower over bath, window to front aspect, tiled flooring and walls, extractor fan, wash hand basin with vanity cupboard, W/C

Rear Garden
Bath, shower over bath, window to front aspect, tiled flooring and walls, extractor fan, wash hand basin with vanity cupboard, W/C

Garage
5.14 x 2.75 m
Single Garage, up and over door, power and light, pitched tiled roof

Parking
Off-street parking, driveway to the rear in front of the single garage.

Front of the property
Raised timber sleepers, gravel seating area, paved path, door canopy





Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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PRS Property Redress Scheme

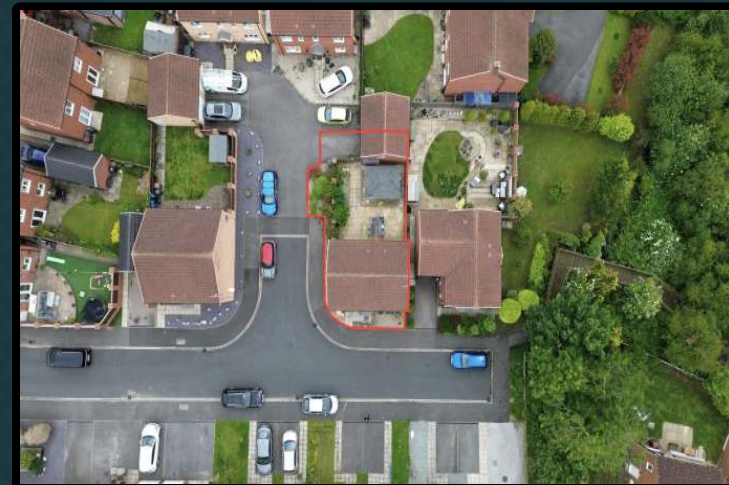


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