



Adam Hymas

BESPOKE PROPERTY

AGENCY



26 Clover Avenue, Malton, North Yorkshire, YO17 7PP

Property Description

26 Clover Avenue is a high-specification bedroom, detached family home with a garage on the popular 'Linden Homes Copperfields' development in Malton.

The property was first purchased in 2017 by the current vendors and has recently been updated and modernised to an exceptional standard.

The property is located in an excellent position on the development.

Head into the property and you'll be greeted with a wide entrance hall, that directs you to the main areas of the home.

To the right, is a large cosy lounge which stretches the full length of the property with dual aspect windows letting lots of day light into the home.

The kitchen diner has been recently upgraded and is fitted with high-quality shaker wall and base units, 30mm quartz worktops, a variety of NEFF and Bosch integrated appliances, a breakfast island with additional cupboard space, LVT flooring throughout and bi-folding doors to the orangery.

Additionally, there is a downstairs cloakroom on the ground floor, fitted with LTV flooring.

Heading to the first-floor landing you'll find the property's four bedrooms and the family bathroom.

The traditional family bathroom is fitted with stunning wall tiles, a bath, shower, towel radiator and LVT flooring.

The master bedroom is spacious and benefits from a recently upgraded en-suite bathroom.

The en-suite has a walk-in shower with a tinted privacy screen, high-quality composite shower boarding and a fully integrated w/c and wash hand basin with fitted storage cupboards.

Two of the additional bedrooms are double in size, with the third room being a single. All rooms have ample space for wardrobes.

Externally, the property benefits from an enclosed well positioned rear garden. The garden has been beautifully landscaped with a mature grass lawn, herbaceous borders, a block paved patio seating area and composite decking attached to the orangery.

The property benefits from a good size driveway, that leads to the detached garage space.

The house carries the remaining balance of its NHBC warranty until 2027.

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

Call Bespoke Property Agency today to arrange a viewing.



Detached four bedroom family home

Detached garage

High-specification fixtures and fitting throughout

Recently upgraded kitchen and en-suite

Orangery with a stunning roof lantern leading to the rear garden



Location

26 Clover Avenue, Malton, North Yorkshire,
YO17 7PP

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, there is seamless access to the A64, facilitating effortless travel to Scarborough, York, and Leeds.

Malton has been able to overcome many of the 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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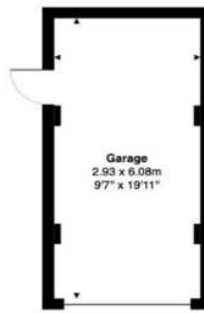
EMAIL: Enquiries@bespokepropertyagency.co.uk





Gross Internal Area: 126.6 m² ... 1362 ft² (excluding garage)

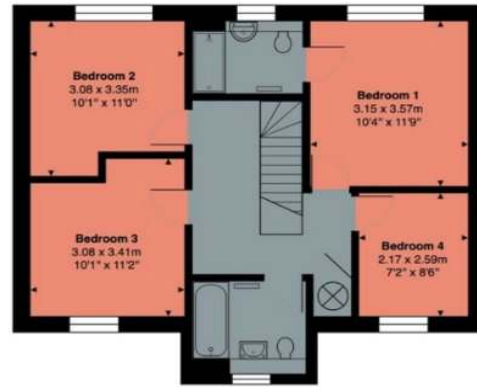
All measurements are approximated for display purposes only and should be independently verified
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Gross internal Area: 17.8 m² ... 192 ft²



Ground Floor
Gross internal Area: 68.0 m² ... 732 ft²



First Floor
Gross internal Area: 58.5 m² ... 630 ft²



Entrance Hall
Door to front aspect, windows to front aspect, carpet flooring, stairs to the first floor landing, coat cupboard

Lounge
6.25 x 3.06 m
Windows to front & rear aspect, two radiators, gas fireplace, TV point, Double oak effect doors leading to the kitchen/diner.

Kitchen/Diner
6.24 x 3.16 m
Window to front aspect, high-quality shaker wall & base units with 30mm quartz worktops, Integrated Neff microwave, Bosch double oven, gas hob with overhead extractor hood, integrated fridge freezer, breakfast island with additional cupboard space and quartz worktops, radiator, spotlights throughout, luxury vinyl tiles (LTV) flooring.

Dining area 2.24m x 2.89m - Double wood effect doors leading to the lounge, stunning bi-fold doors leading to orangery, under stairs storage space, LTV Flooring throughout.

Orangery
2.87 x 3.37 m
Swing and slide doors from the kitchen, french doors to the side leading to the garden patio, spotlights throughout, vertical electric wall heaters, sky lantern.

Landing
Metal and oak spindle staircase, carpet flooring, radiator, loft space access

Master - Bedroom One
3.15 x 3.57 m
Double in size, carpet flooring, radiator, en-suite bathroom, window to rear aspect
En-suite
Walk in shower, privacy tint screen, window to rear aspect, integrated WC and wash hand basin with cupboard space, heated towel rail, spotlights, LTV flooring

Bedroom Two
3.08 x 3.35 m
Double room size, window to rear aspect, carpets, radiator, space for wardrobes

Bedroom Three
3.08 x 3.41 m
Double in size, window to front aspect, carpet flooring, radiator, space for wardrobes

Bedroom Four
2.59 x 2.17 m
Carpet flooring, window to front aspect, radiator, space for wardrobes

Family Bathroom
Window to front aspect, integrated WC & wash hand basin, bath with overhead shower, part tiled walls, heated towel rail, LTV flooring, spotlights.

Rear Garden
Beautifully presented enclosed garden, block paved patio area with pergola, herbaceous plant borders, side door access to the detached garage, and gated access to the front driveway, mature grass lawn, climbing rose plants.

Garage
2.93 x 6.08 m
Detached garage, light and power, wall and base shaker units, up and over door to front, side door access.

Parking
Multi-car driveway leading to the detached garage

Front of Property
Symmetrical front aspect, grass lawns, paved path to the front door, undercover porch.

Additional Information
Estate maintenance service charge to First Port Property Services. Charged every 6 months. Please request more information from our team if required.

Mains gas, water and drainage.

NHBC Warranty until mid 2027





No statement or representation of fact, whether in written or verbal form and whether or not contained in these particulars ("Information"), should be relied upon as a description or indication of the property or its value. Bespoke Property Agency and the seller have no authority to make any representations, and any Information provided is entirely without responsibility on their part. Photographs (including artists' impressions) depict specific areas of the property at the time of capture. All areas, measurements, or distances provided are approximate. Any mention of alterations or usage of any part of the property is not a confirmation of obtaining necessary planning, building regulations, or other consents. Verification of such matters is the responsibility of any intending buyer. It is the buyer's responsibility to ensure the accuracy of any Information provided, either through inspection or other means.



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