



Adam Hymas

BESPOKE PROPERTY

AGENCY



4 Maple Avenue, Malton, North Yorkshire, YO17 7DQ

Property Description

Maple Drive is a link semi-detached family home located in a popular residential location of Malton.

The current owners have skilfully transformed the property into a high-specification, luxurious three-bedroom family home.

The property has been extended, restructured and modernised to an exceptional standard throughout.

Upon approach to Maple Avenue, you will find the property benefits from a newly monocuche rendered front aspect and a multi-car driveway. Giving the home a new beautiful front aesthetic.

Upon entering the home, you are immediately greeted with a well-lit, spacious open plan kitchen/diner, fitted with beautiful herringbone tiled floors and underfloor heating. This high quality bespoke kitchen seamlessly fits into the modern design of the home.

The dining area provides space for a large table perfect for the full family to spend meal times together while the bi-folding doors seamlessly bring the outdoors inside.

Continue through the property into the dual-aspect, cosy family lounge, which is equipped with a log burner stove.

The property also benefits from a utility room, which provides plumbing and space for a washing machine completing the ground floor layout of the home.

Head to the first floor to find the property's three bedrooms and family bathroom.

The master bedroom is spacious and benefits from views over the rear garden.

The second bedroom is equally a great size and has an open faced built in wardrobe.

Finally, the third bedroom is currently used as the family nursery, with stunning panelled walls and beige tones this room makes a perfect bedroom, nursery or office space.

The family bathroom is truly exceptional, with no expense spared on the suite's design. The bathroom has large walls and floor tiles that meet from the floor to the ceiling. A luxury free-standing bath and separate walk-in shower provide easy access to people of all ages.

To the rear is an outstanding fully landscaped garden with two porcelain paved patio seating areas. One patio is covered by a terrace creating an excellent area to BBQ or spend time out of the sun. The garden is mainly artificial lawn providing low maintenance all year round. The garden has stunning render wall flower beds that are fitted with ambient LED lighting that creates a tranquil environment as the sun starts to set.

Finally, the front of the property provides off-street parking for multiple vehicles.

The property is within a short walking distance to Old Malton, Malton town centre, two primary schools and Peasy Hill Play Park.

Don't miss this rare opportunity to own this special property in one of Malton's most popular residential areas.

Call Bespoke Property Agency today to arrange a viewing.



Three bedroom family home

High specification finish throughout

Stunning landscaped rear garden

Open plan kitchen diner

Close to schools and amenities

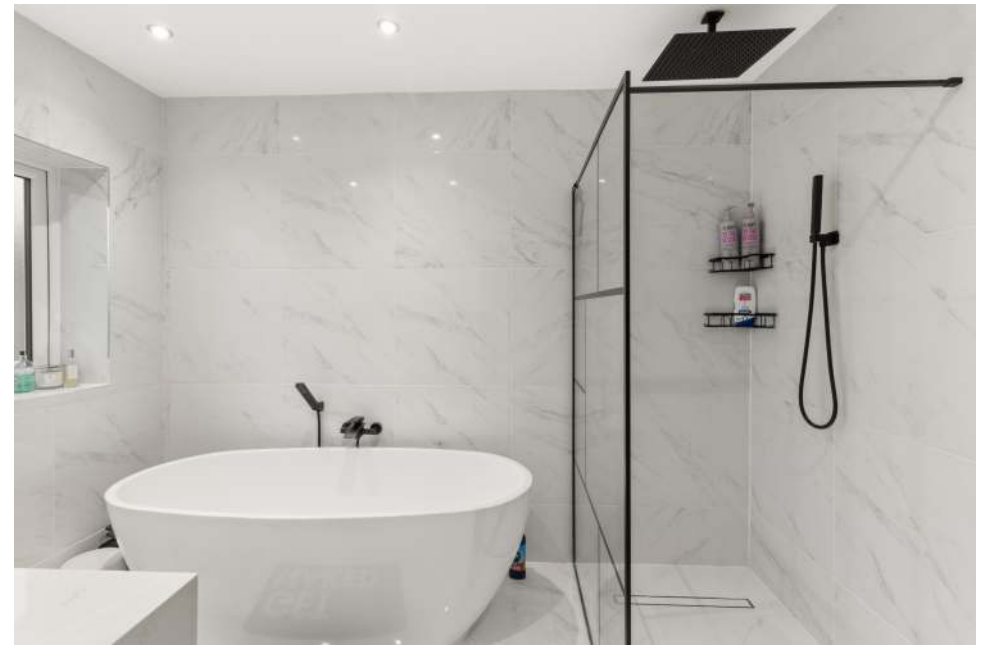


Location

4 Maple Avenue, Malton, North Yorkshire, YO17 7DQ

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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Entrance Porch / Utility Room

Tiled flooring, plumbing for washing machine, door to front aspect, window to front aspect, spotlights

Kitchen

2.56 x 4.22 m

Open plan kitchen diner, tiled wood effect herringbone floor, electric underfloor heating throughout, dark dekton worktops, bespoke fitted kitchen in matt black, under-counter LEDs, skylight, radiator, space for an American style fridge freezer, tiled splash backs, integrated electric oven, extractor hood, spotlighting throughout

Kitchen Island - Dekton worktop, sink cut into the worktop, dark matt kitchen island with fitted base units for additional storage, breakfast bar seating recess.

Dining Room

Open plan dining room with kitchen, herringbone wood effect tiled floors, electric underfloor heating, wall mount for TV, bi-folding doors to the rear garden, space for a large kitchen table, radiator

Cloakroom

Wall panelling, wash hand basin with fitted vanity cupboard, window to front aspect, w/c, spotlights, radiator, herringbone tiled wood effect floor.

Lounge

6.46 x 3.29 m

Log burner stove, carpet flooring, dual aspect room with windows to the front and rear, brick inglenook style feature fireplace surround, tv point, radiator, under stairs storage cupboard, oak doors.



Bedroom One

3.30 x 3.46 m

Window to rear aspect, double in size, tv wall mount, spotlights, radiator

Bedroom Two

3.02 x 2.84 m

Spotlighting, double in size, window to rear aspect, open recessed wardrobe, radiator

Bedroom Three

2.00 x 2.97 m

Wall panelling, carpet flooring, window to front aspect, currently used as a nursery, radiator, and spotlighting.

Family Bathroom

2.21 x 3.03 m

Free-standing bath, concealed bath fillers, tiled floor-to-ceiling, black detailed fixtures and fittings, separate walk-in shower, concealed shower thermostatic controls, floating wash hand basin with vanity cupboard, W/C, spotlighting, window to front aspect.

Rear Garden

Porcelain paved patio seating area, large artificial lawn, raised railway sleepers, Monocouche render walls with external LED lighting, flower bed planters, BBQ canopy seating area, metal storage shed. external LED down lights.

Front of Property and Parking

Full Monocouche rendered front aspect, external down lights, and gravel multi-car driveway at the front of the property.





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