

## 24 KINGSTON DRIVE NORTON



**An extended detached bungalow offering spacious three-bedroom accommodation, now in need of modernisation & updating, located in a popular residential area.**

Entrance hall, sitting room, living room, conservatory, kitchen, master bedroom with en-suite shower room, two further double bedrooms, bathroom & separate WC.

Gas central heating. Upvc double-glazing.

Easily maintained gardens, block paved driveway & single garage.

No onward chain.

### GUIDE PRICE £250,000

This extended detached bungalow is tucked away at the end of a quiet cul de sac and offers particularly spacious accommodation of over 1,200sq.ft. The property is now in need of modernisation and updating but offers great potential and is significantly larger than most bungalows in this area.

The property benefits from gas central heating (replacement boiler in 2019), upvc double-glazing, pvc soffits and fascias, and the accommodation comprises entrance hall, sitting room, living room, conservatory, kitchen, master bedroom with en-suite shower room, two further bedrooms, a bathroom and separate toilet. Externally there are easily managed gardens to both the front and rear, and a block paved driveway leads to a single garage.

Norton is a popular town which benefits from a comprehensive range of amenities including schools, shops, pubs, golf course, sports centre and swimming pool. The town is separated by a bridge over the River Derwent from Malton, which has in recent years gained a reputation as Yorkshire's Food Capital and where there are further amenities. The railway station provides regular services to York from where London can be reached in less than 2 hours. Kingston Drive is a quiet cul de sac, located just off Hambleton Road and Number 24 can be identified by our For Sale board.



## **ACCOMMODATION**

### **ENTRANCE HALL**

Cupboard housing a Vaillant gas fired combi boiler. Loft hatch. Telephone point. Radiator.

### **SITTING ROOM**

5.5m x 3.6m (max) (18'1" x 11'10")

Mains gas fire set on a marble hearth. Coving. Three wall lights. Television point. Casement window to the front. Radiator.



### **LIVING ROOM**

5.5m x 2.8m (18'1" x 9'2")

Coving. Two wall lights. Television point. Radiator. Open onto the Conservatory.



### CONSERVATORY

3.2m x 3.0m (max) (10'6" x 9'10")

Two wall lights. Television point. Wood flooring. Windows to three sides. Radiator.



### KITCHEN

3.8m x 2.6m (12'6" x 8'6")

Range of kitchen units incorporating a single drainer sink unit. Four ring ceramic hob with extractor hood over. Electric double oven. Integrated fridge freezer. Automatic washing machine point. Fully tiled walls. Casement window to the front. Door to the side.



### BEDROOM ONE

4.1m x 2.8m (min) (13'5" x 9'2")

Coving. Range of fitted wardrobes. Casement windows to the side and rear. Radiator.



### EN-SUITE SHOWER ROOM

1.8m x 1.5m (5'11" x 4'11")

White suite comprising corner shower cubicle, wash basin and low flush WC. Tiled walls. Tiled floor. Extractor fan. Casement window to the side. Radiator.

### BEDROOM TWO

3.9m x 3.9m (max) (12'10" x 12'10")

Range of fitted wardrobes. Two wall lights. Casement window to the rear. Radiator.



### BEDROOM THREE

3.9m x 3.5m (max) (12'10" x 11'6")

Coving. Range of fitted wardrobes. Casement window to the rear. Radiator.

### BATHROOM

2.5m x 1.6m (max) (8'2" x 5'3")

Corner bath and wash basin in vanity unit. Tiled walls. Tiled floor. Extractor fan. Radiator.

### SEPARATE WC

1.7m x 0.9m (5'7" x 2'11")

Low flush WC. Tiled floor. Extractor fan. Casement window to the side. Radiator.

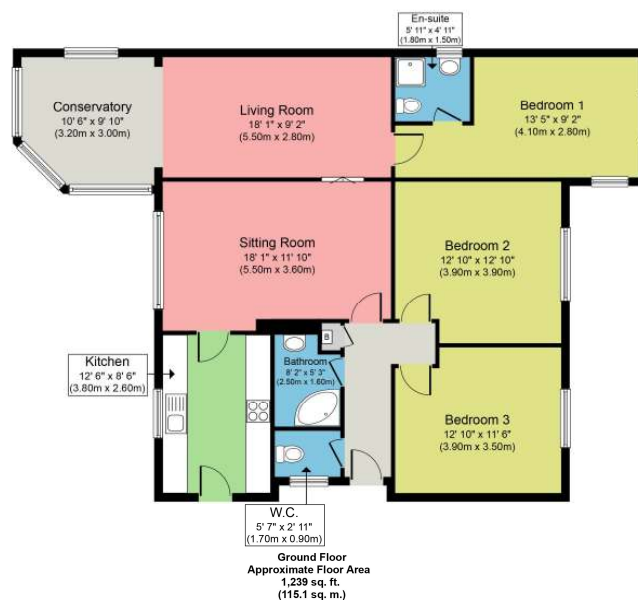
### OUTSIDE

There are gardens to the front and rear of the bungalow, which are mostly paved for ease of maintenance, along with shrub borders. A block paved driveway leads to a single garage and provides ample room to park.

### SINGLE GARAGE

5.0m x 2.8m (16'5" x 9'2")

Electric light and power. Concrete floor. Casement window to the side. Up and over door to the front.



### GENERAL INFORMATION

Services: Mains water, electricity, gas, and drainage.  
Gas central heating.

Council Tax: Band: D (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO17 9DD.

EPC Rating: Current: D66. Potential: C79.

Viewing: Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.