

1 MEADOW DRIVE MALTON



An immaculately appointed, four-bedroom detached family home occupying a prime corner plot with open outlook, professionally landscaped garden, driveway parking & integral garage.

Entrance hall, guest cloakroom, sitting room, kitchen/dining room,
first floor landing, master bedroom, en-suite shower room,
three further bedrooms & house bathroom.

Gas central heating. Upvc double-glazing. Balance of NHBC warranty.
Professionally landscaped gardens. Integral garage with Utility Area. Driveway parking.
Popular location within a short walk of schools & town centre amenities.

GUIDE PRICE £350,000

Built a little over 8 years ago by Linden Homes, as part of their 'Copperfields' development, 1 Meadow Drive consists of an immaculately appointed, four-bedroom detached house, occupying a superb corner plot, looking out across the open green at the front of the estate.

The property, which carries the balance of its NHBC warranty, enjoys an appealing, light-filled layout with upvc double-glazing and gas central heating throughout. Arranged over two floors it comprises entrance hall with guest cloakroom, a double aspect sitting room opening onto the garden and a well fitted kitchen/dining room. A useful utility space can be found within the rear portion of the integral garage. Upstairs is a large master bedroom with fitted wardrobes and an en-suite shower room, three further bedrooms and a house bathroom. The house has several upgraded fittings in addition to Nest smoke detectors, Nest thermostats and a smart doorbell.

Outside, a pretty, front wraps around two sides of the house, and a tarmac driveway leads to an integral single garage. The back garden has been recently landscaped and enjoys complete privacy, featuring a wide, paved terrace stretching alongside the house, pergola, lawn and well-stocked shrub borders.

Malton is a popular and well-served market town located approximately 18 miles north of York and has in recent years gained a reputation as Yorkshire's food capital. Named by The Sunday Times as one of the best places to live, the town enjoys excellent transport links; the railway station is a short walk away and has regular services to York from where London can be reached in less than 2 hours. A full range of amenities can be found within the town, including a variety of eateries, independent and high street retailers, good schools and leisure facilities, all of which are within a short walk of the property.



ACCOMMODATION

ENTRANCE HALL

5.0m x 2.0m (max) (16'5" x 6'7")

Staircase to the first floor. Tiled floor. Fitted storage cupboard. Understairs cupboard. Personnel door to the integral garage. Full-length casement window to the front. Radiator.



GUEST CLOAKROOM

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

White low flush WC and wash basin. Extractor fan. Tiled floor. Radiator.

SITTING ROOM

5.0m x 3.5m (16'5" x 11'6")

Television point. Casement windows to the front and side. French doors opening onto the garden. Radiator.



KITCHEN / DINING ROOM

5.0m x 3.5m (max) (16'5" x 11'6")

Range of kitchen cabinets incorporating a ceramic sink unit and range of integrated appliances, including four ring gas hob with extractor hood above, electric double oven, dishwasher, and fridge freezer. Tiled floor. Bay window and casement window to the side, overlooking the green, plus an additional casement window to the front. Radiator.



FIRST FLOOR

LANDING

Airing cupboard housing the pressurised hot water cylinder. Loft hatch. Radiator.

BEDROOM ONE

5.0m x 3.5m (max) (16'5" x 11'6")

Range of fitted wardrobes. Television point. Telephone point. Casement windows to the front and side. Radiator.



EN-SUITE SHOWER ROOM

2.3m x 1.4m (7'7" x 4'7")

White suite comprising double shower cubicle, wash basin and low flush WC. Electric shaver point. Extractor fan. Tiled floor. Casement window to the front. Heated towel rail.



BEDROOM TWO

3.7m x 3.0m (12'2" x 9'10")

Casement window to the side. Radiator.



BEDROOM THREE

3.7m x 2.8m (max) (12'2" x 9'2")

Fitted wardrobe. Casement window to the front. Radiator.



BEDROOM FOUR

3.0m x 2.3m (9'10" x 7'7")

Casement window to the side. Telephone point. Radiator.



HOUSE BATHROOM

2.1m x 1.7m (6'11" x 5'7")

White suite comprising bath with shower over, wash basin and low flush WC. Electric shaver point. Extractor fan. Tiled floor. Casement window to the side. Heated towel rail.



OUTSIDE

Occupying a prime, corner plot, a pretty garden wraps around the front and side of the house, enclosed by a neatly clipped hedge and with lawn, shrub borders and a paved path leading to the front door. The main garden lies to the side of the house; the area is part-walled and enjoys complete privacy. Within the last couple of years, it has been professionally landscaped, with a broad, paved terrace stretching alongside the house, part of which is overhung by a pergola, with lawn and shrub borders beyond. A tarmac driveway from Chapel Drive, leads to an integral garage.

INTEGRAL GARAGE with UTILITY AREA
6.1m x 3.1m (20'0" x 10'2")

Up and over door to the driveway, and personnel door to the garden. Utility Area with range of kitchen cabinets, sink unit and automatic washing machine point. Gas central heating boiler. Personnel door to the house.

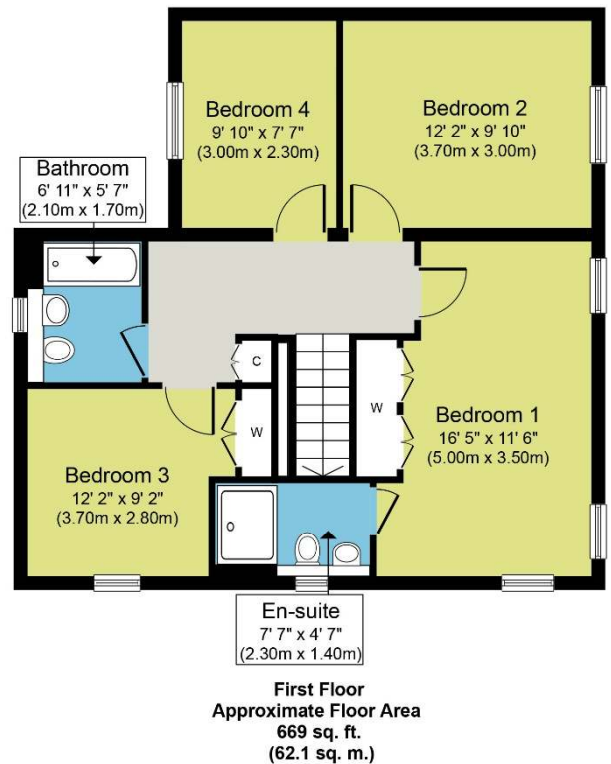


GENERAL INFORMATION

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 7PH.
EPC Rating: Current: B83. Potential: A93.
Viewing: Strictly by 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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