

## 72 WELHAM ROAD NORTON



**An extremely spacious Edwardian property occupying a generous plot in a sought after area, offering four-bedroom accommodation of almost 2,500sq.ft together with ample parking, garage, gym/games room with home office above (potential annexe – subject to planning).**

Entrance hall, sitting room, study, family room, open-plan kitchen/dining room, utility room, side hall, pantry, guest cloakroom, first floor landing, master bedroom, dressing area, en-suite shower room, guest bedroom with en-suite shower room, two further double bedrms & house bathroom.

Gas central heating. Double-glazing. Photovoltaic solar panels.

Gym/games room with home office above, single garage, ample parking & private gardens.

### GUIDE PRICE £750,000

This one-off detached family home fronts onto one of Norton's most sought-after roads and is believed to date from around 1912. Within recent years it has been modernised and extended, providing exceptionally spacious accommodation of almost 2,500sq.ft. The property still retains a number of original features, but has been sensitively improved, to create an appealing layout with well-proportioned rooms, the heart of which is an impressive open-plan kitchen/dining room. Each of the three reception rooms have wood burning stoves, and two of the four double bedrooms have en-suites.

The accommodation is arranged over two floors and briefly comprises: open porch, entrance hall, sitting room, study, family room, open-plan kitchen/dining room, utility room, side hall, guest cloakroom and pantry. To the first floor: a master bedroom has a dressing area and en-suite shower room, three further double bedrooms (one with en-suite) and a house bathroom.

The property occupies a good-sized plot of approximately 0.25 acres, with ample space to park, a large single garage and extensive gardens. A brick and tile building to the rear of the house has been constructed in relatively recent years and provides a gym/games room and WC on the ground floor, with stairs leading up to a home office. Subject to securing the necessary consents, this has excellent potential to create a self-contained annexe, if required. There are 14 photovoltaic solar panels on the south-facing roof slope are owned outright and provide a regular income.

Norton benefits from a range of amenities, including schools, shops, pubs and re-furnished sports centre. The railway station is a short walk away and provides regular services to York from where London can be reached in less than 2 hours. Number 72 is located on the western side of Welham Road, just before the turning for Lakeside Way, when travelling from Malton. Welham Road is generally considered to be one of the most sought-after areas of Norton and is close to the golf course.

## **ACCOMMODATION**

### **OPEN PORCH**

Quarry tile floor. Front door with original stained glass, opening into:

### **ENTRANCE HALL**

4.3m x 3.5m (max) (14'1" x 11'6")

Staircase to the first floor. Coving. Picture rail. Understairs cupboard. Thermostat. Two casement windows to the front with leaded panes. Radiator.



### **SITTING ROOM**

5.0m x 4.0m (16'5" x 13'1")

Cast iron wood burning stove set within an original inglenook, on a stone hearth. Coving. Picture rail. Solid oak flooring. Three wall light points. Television point. Radiator.





### STUDY

4.1m x 3.6m (13'5" x 11'10")

Cast iron wood burning stove set on a stone hearth. Fireside cupboard. Casement window to the side. Radiator.



### FAMILY ROOM

4.3m x 3.9m (excluding bay) (14'1" x 12'10")

Cast iron wood burning stove set on a stone hearth. Coving. Picture rail. Solid oak flooring. Television point. Casement window to the front and bay window to the side. Radiator.



### OPEN-PLAN KITCHEN/DINING ROOM

6.9m x 5.4m (max) (22'8" x 17'9")

Range of kitchen cabinets with granite work surfaces, including an island unit with sink unit. Multi-fuel range cooker with extractor hood above. Integrated dishwasher, fridge and combination microwave. Recessed spotlights. Television point. Coving. Travertine tiled floor. Four casement windows to the side and bi-folding doors to the rear. Two radiators.



#### UTILITY ROOM

2.1m x 2.4m (7'10" x 6'11")

Range of kitchen cabinets with granite work surfaces, incorporating a Belfast sink. Automatic washing machine point. Space for a tumble dryer. Gas fired central heating boiler. Casement window to the rear.

#### SIDE HALL

Door to the side. Travertine tiled floor. Coving. Radiator.

#### GUEST CLOAKROOM

2.0m x 0.9m (6'7" x 6'3")

Low flush WC and wash basin. Travertine tiled floor. Casement window to the rear. Radiator.

#### PANTRY

2.0m x 1.7m (6'7" x 5'7")

Travertine tiled floor. Casement window to the side.

#### FIRST FLOOR

##### LANDING

Recessed spotlights. Walk-in linen cupboard with fitted shelving, Velux roof light and housing the pressurised hot water cylinder.

##### BEDROOM ONE

5.0m x 4.0m (max) (16'5" x 13'1")

Coving. Two wall light points. Casement window to the front. Radiator.



##### DRESSING AREA

2.2m x 1.6m (7'3" x 5'3")

Recessed spotlights.

##### EN-SUITE SHOWER ROOM

3.2m x 2.3m (max) (10'6" x 7'7")

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

##### BEDROOM TWO

4.4m x 3.9m (14'5" x 12'10")

Period fireplace with painted surround and tiled insert. Three wall light points. Access to fitted storage cupboard. Casement window to the side. Radiator.



##### BEDROOM THREE

4.1m x 3.8m (max) (13'5" x 12'6")

Two wall light points. Casement window to the side. Radiator.

##### BEDROOM FOUR

3.8m x 3.4m (12'6" x 11'2")

Loft hatch. Casement windows to the side and rear. Radiator.



##### EN-SUITE SHOWER ROOM

2.3m x 1.2m (7'7" x 3'11")

White suite comprising double shower cubicle, wash basin in vanity unit and low flush WC. Extractor fan. Recessed spotlights. Tiled floor. Radiator.

##### HOUSE BATHROOM

3.9m x 2.9m (max) (12'10" x 9'6")

White suite comprising bath, wash basin and low flush WC. Tiled floor. Recessed spotlights. Casement window to the side. Radiator.





## **OUTSIDE**

The house is set well back from Welham Road within a one quarter of an acre and is approached via gravelled driveway, offering ample space to park and leading to a large single garage. There are well maintained gardens, which enjoy a high degree of privacy and south and westerly aspects. A two-storey building currently provides a gym/games room, with home office above, but we feel offers great potential to create annexe accommodation (subject to all necessary consents). Adjoining is a useful potting shed.

### **GYM / GAMES ROOM**

8.5m x 6.5m (27'11" x 21'4")

Staircase to the first floor. Understairs cupboard. Wash basin. Sliding patio doors to the front, with roller shutter doors behind. Casement windows to the front, side and rear. Electric panel heater. Air-conditioning unit.



### **CLOAKROOM**

Low flush WC. Casement window to the rear.

## **FIRST FLOOR**

### **OFFICE**

7.3m x 4.0m (23'11" x 13'1")

Three Velux roof lights to the front. Casement windows to either end. Air conditioning unit. Electric panel heater. Fitted storage cupboard.

### **POTTING SHED**

5.3m x 2.6m (min) (17'5" x 8'6")

Velux roof light. Four casement windows to the side. Electric light and power.

### **GARAGE**

4.9m x 4.4m (16'1" x 14'5")

Electric light and power. Up and over door to the front. Personnel doors to the side.



## **GENERAL INFORMATION**

Services:	Mains water, electricity, gas and drainage. Gas central heating. Photovoltaic solar panels.
Council Tax:	Band: F (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO17 9DS.
EPC Rating:	Current: C74. Potential: C80.
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.

