

## 2 SADDLE CLOSE NORTON



**A spacious four-bedroom detached house located in a popular residential cul de sac, together with ample parking, detached double garage & gardens to the front & rear.**

Open-fronted porch, entrance hall, guest cloakroom, sitting room, dining room, kitchen, utility room, first floor landing, master bedroom, en-suite bathroom, three further bedrooms & recently updated house bathroom.

Gas central heating & uPvc double-glazing.

Gardens to the front & rear, block paved driveway & double garage.

### GUIDE PRICE £440,000

2 Saddle Close is an ideal, four-bedroom family home located within a quiet cul de sac in a popular part of town. This detached house was built in the early 1990s and offers spacious accommodation of approximately 1,300sq.ft, which comprises: open-fronted porch, entrance hall, guest cloakroom, sitting room, dining room, kitchen, utility room, first floor landing, master bedroom with en-suite bathroom, three further bedrooms and a recently updated house bathroom. The house benefits from Upvc double-glazing throughout, in addition to gas central heating.

The property is set behind a lawned front garden, and a broad, block paved driveway offers ample room for parking and gives access to a detached double garage. The main garden area is to the rear of the house and features, lawn, both stone paved and block paved patio areas as well as a timber deck.

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. Saddle Close is peaceful cul de sac of just 10 properties and forms part of a popular development by Persimmon Homes, located off Langton Road and within easy reach of both primary and secondary schools within the town.



## **ACCOMMODATION**

### **OPEN-FRONTED PORCH**

Front door opening into:

### **ENTRANCE HALL**

2.7m x 1.9m (8'10" x 6'3")

Staircase to the first floor. Dado rail. Coving. Casement window to the front. Radiator.

### **GUEST CLOAKROOM**

1.9m x 1.2m (6'3" x 3'11")

White low flush WC and wash basin in vanity unit. Extractor fan. Radiator.

### **SITTING ROOM**

6.6m x 3.3m (21'8" x 10'10")

Mains gas fire with polished surround. Coving. Television point. Casement window to the front. French doors opening onto the rear garden. Two radiators.



### **DINING ROOM**

3.8m x 3.0m (12'6" x 9'10")

Coving. Casement window to the front. Radiator.





## KITCHEN

3.9m x 3.0m (12'10" x 9'10")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Four ring gas hob with extractor hood above. Electric double oven. Gas central heating boiler. Tiled floor. Casement window to the rear. Radiator.



## UTILITY ROOM

2.4m x 1.9m (7'10" x 6'3")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Automatic washing machine point. Tiled floor. Casement window and door to the rear. Radiator.

## FIRST FLOOR

### LANDING

Loft hatch. Dado rail.

### BEDROOM ONE

3.9m x 3.8m (max) (12'10" x 12'6")

Range of fitted wardrobes. Television point. Casement window to the front. Radiator.



### EN-SUITE BATHROOM

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

White suite comprising bath with shower over, wash basin in vanity unit and low flush WC. Half tiled walls. Casement window to the front. Radiator.



### BEDROOM TWO

3.9m x 3.3m (12'10" x 10'10")

Airing cupboard housing the hot water cylinder with electric immersion heater. Casement window to the front. Radiator.



### BEDROOM THREE

2.9m x 2.7m (9'6" x 8'10")

Coving. Casement window to the rear. Radiator.



### BEDROOM FOUR

2.7m x 2.7m (max) (9'6" x 9'6")

Casement window to the rear. Radiator.

### HOUSE BATHROOM

2.5m x 1.7m (8'2" x 5'7")

Recently updated white suite comprising bath with shower over, wash basin in vanity unit and low flush WC. Fully tiled walls. Extractor fan. Casement window to the rear. Heated towel rail.



### OUTSIDE

There are gardens to both the front and rear of the house. The front garden is laid to lawn, and a block paved driveway offers plenty of space to park and leads to a detached double garage. The back garden is securely enclosed, and features lawn, several patio areas and a timber deck.

### DETACHED DOUBLE GARAGE

5.1m x 5.0m (16'9" x 16'5")

Electric up and over door to the front. Personnel door to the rear. Electric light and power.

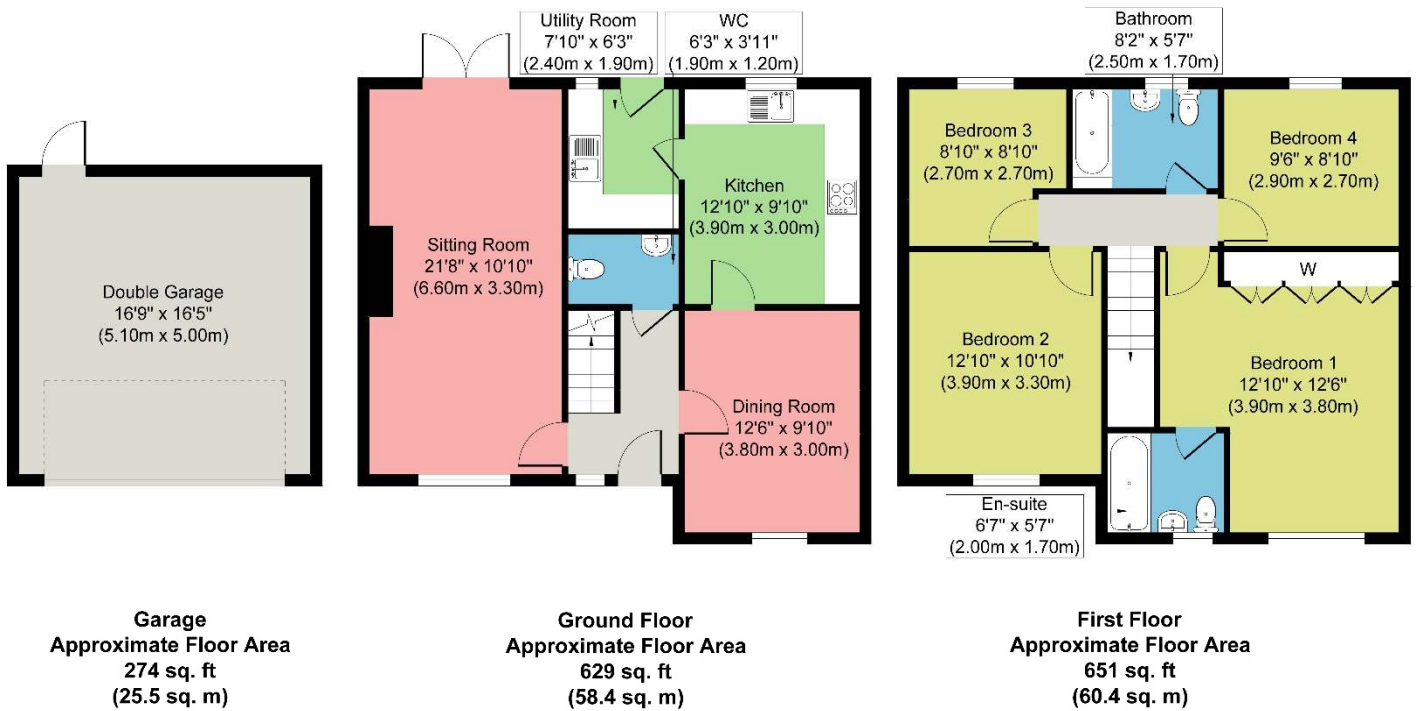


### GENERAL INFORMATION

Services:	Mains water, electricity, gas and drainage. Gas central heating.
Council Tax:	Band: E (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO17 9JY.
EPC Rating:	Current: D65. Potential: B85.
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.





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.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)

C010 Printed by Ravensworth 01670 713330