

15 EVERGREEN WAY NORTON



A modern semi-detached house forming part of a popular development by Persimmon Homes, offering nicely presented three-bedroom accommodation together with garage, parking & generous rear garden.

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

Gas central heating & uPvc double-glazing.

Good-sized garden, driveway parking & attached single garage.

GUIDE PRICE £239,950

15 Evergreen Way is a nicely presented semi-detached house, built in 2016 by Persimmon Homes, as part of their Westfield development.

The house offers accommodation of over 750sq.ft, which is arranged over two floors and benefits from gas central heating, uPvc double-glazing and has had replacement floor coverings throughout. In brief it comprises of an entrance hall with guest cloakroom, sitting room and dining-sized kitchen with French doors onto the back garden. Upstairs is a master bedroom with fitted wardrobes and en-suite shower room, two further bedrooms and a house bathroom.

The property has the advantage of driveway parking and an attached single garage. In addition to the area of garden to the front, there is a good-sized back garden, which is mostly laid to lawn.

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.

ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor. Engineered wooden flooring. Radiator.



GUEST CLOAKROOM

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

White low flush WC and wash basin. Engineered wooden flooring. Casement window to the front. Radiator.

SITTING ROOM

4.3m x 3.7m (max) (14'1" x 12'2")

Television point. Telephone point. Engineered wooden flooring. Understairs cupboard. Casement window to the front. Radiator.



KITCHEN DINER

4.7m x 2.7m (15'5" x 8'10")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Four ring induction hob with extractor hood above and electric oven. Automatic washing machine point. Dishwasher point. Cupboard housing the gas fired combi boiler. Extractor fan. Engineered wooden flooring. Casement window to the rear. French doors opening onto the rear garden. Radiator.



FIRST FLOOR

LANDING

Loft hatch. Fitted storage cupboard.

BEDROOM ONE

3.7m x 2.9m (max) (12'2" x 9'6")

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



EN-SUITE SHOWER ROOM

1.9m x 1.6m (max) (6'3" x 5'3")

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



BEDROOM TWO

2.7m x 2.3m (8'10" x 7'7")

Casement window to the rear. Radiator.



BEDROOM THREE

2.3m x 1.9m (7'7" x 6'3")

Casement window to the rear. Radiator.



HOUSE BATHROOM

1.9m x 1.7m (6'3" x 5'7")

White suite comprising bath, wash basin and low flush WC. Extractor fan. Casement window to the side. Radiator.



OUTSIDE

The main area of garden lies to the rear of the house and is mostly laid to lawn, along with a shrub border along one side and a paved patio area in the top corner. There is a further area of garden to the front, and a tarmac driveway with EV charger, leads to an attached single garage.

ATTACHED SINGLE GARAGE

5.1m x 2.7m (16'9" x 8'10")

Up and over door. Electric light and power.



GENERAL INFORMATION

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

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

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

EPC Rating: Current: C78. Potential: A93.

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.