

155 LANGTON ROAD NORTON



An immaculately appointed detached bungalow offering spacious & tastefully presented accommodation with attractive gardens, garage & block-paved driveway.

Entrance hall, lounge/dining room, fully fitted kitchen, study, conservatory, two double bedrooms (both with fitted wardrobes) & shower room.

Gas central heating. Upvc double-glazing. Intruder alarm.

Attached single garage, block paved driveway & attractively landscaped gardens.

Nicely located on the edge of town.

No onward chain.

GUIDE PRICE £325,000

Located at the far end of Langton Road, this deceptively spacious detached bungalow has been comprehensively refurbished and re-modelled to provide immaculate two-bedroom accommodation with attractive living areas. At the front of the property is a 22ft lounge/dining room with large, south and west-facing windows each with plantation shutters; the kitchen is well-appointed and includes an extensive range of integrated appliances, and the former third bedroom serves as a study, with French doors opening into a large conservatory. Both bedrooms have fitted wardrobes, and a modern shower room completes the accommodation. All windows and doors are uPvc double-glazed, there is gas central heating throughout and an intruder alarm is in place.

Externally there are gardens to both the front and rear. Both areas have been attractively landscaped, offering year-round colour and interest. The rear garden affords an excellent level of privacy and is securely enclosed. A block paved driveway runs alongside the bungalow and leads to an attached single garage with electric up and over door.

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. 155 Langton Road is located on the periphery of the town but is still well placed for access to town centre amenities and is easily identified by our 'For-Sale' board.



ACCOMMODATION

ENTRANCE HALL

Coving. Karndean parquet flooring. Alarm control pad. Light tube. Cloaks cupboard housing the gas and electricity meters and consumer unit. Further fitted cupboard housing the Ideal gas fired combi boiler. Loft hatch with pull-down ladder (the loft is part-boarded and has electric light). Thermostat. Radiator.



LOUNGE / DINING ROOM

6.8m x 4.0m (max) (22'4" x 13'1")

Feature fireplace with electric fire within a polished marble surround and hearth. Engineered oak floor. Coving. Television and telephone points. Lincrusta frieze to the upper section of the walls. Casement windows to the front and side, both with plantation shutters. Two radiators.





KITCHEN

3.5m x 2.7m (11'6" x 8'10")

Comprehensive range of kitchen cabinets with granite effect worktops incorporating a ceramic sink unit. Extensive range of integrated appliances including larger fridge, freezer, washer/dryer, dishwasher, microwave, fan oven, ceramic hob and extractor hood. Ceramic tiled floor. Recessed spotlights. Casement window and door to the side. Electric underfloor heating.

STUDY (FORMER BEDROOM THREE)

2.7m x 2.0m (min) (8'10" x 6'7")

Joiner-built bookcase with cabinets below. French doors opening into the Conservatory. Radiator.



CONSERVATORY

7.0m x 2.7m (23'0" x 8'10")

French doors opening onto the rear garden. Television point. Laminate flooring. Personnel door into the garage. Radiator.



BEDROOM ONE

3.9m (to wardrobes) x 3.0m (12'10" x 9'10")
Coving. Range of fitted wardrobes and matching dressing table. Television point. Two wall light points. Casement window to the rear. Radiator.



BEDROOM TWO

3.3m (max) x 2.8m (to wardrobes) (10'10" x 9'2")
Range of fitted wardrobes with soft close doors. Casement window to the side. Radiator.

SHOWER ROOM

2.7m x 1.6m (max) (8'10" x 5'3")

White suite comprising low flush WC and wash basin set within a vanity unit, and a double shower cubicle. Extractor fan. Recessed spotlights. Fully tiled walls and floor. Mirrored bathroom cabinet with lighting. Casement window to the side. Heated towel rail.



OUTSIDE

The gardens have been attractively landscaped with shrub borders set around a lawn. They offer a surprising amount of privacy and also include a garden shed and two stone flagged patio areas, one with arbour and trailing wisteria. A gated path runs along the northern side of the bungalow, and the front garden has been designed for easy maintenance with gravel interspersed with flowering perennials. A block paved driveway leads to a single garage.

ATTACHED GARAGE

5.4m x 2.7m (17'9" x 8'10")

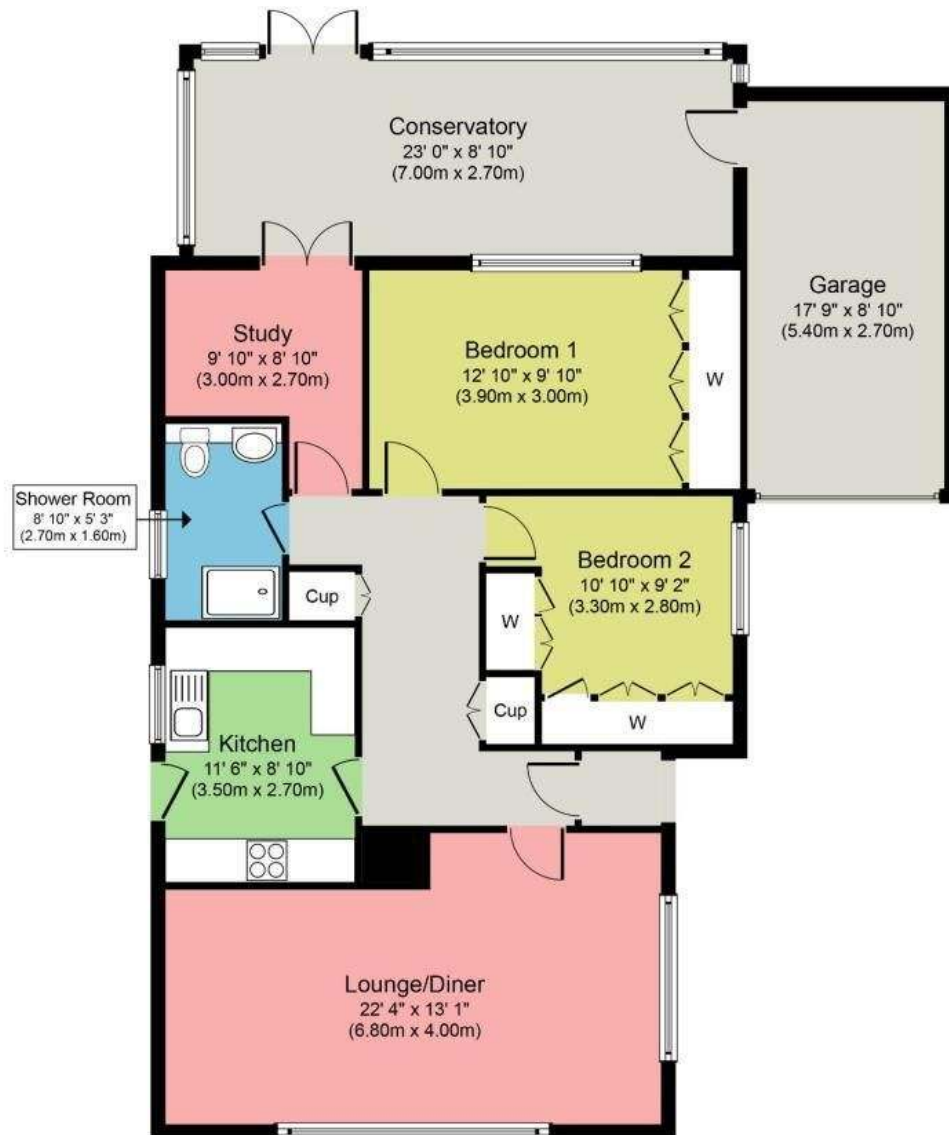
Electric light and power. Remote operated up and over door. Personnel door to the Conservatory. Range of storage cupboards.



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 9AF.
EPC Rating: Current: C71. Potential: B87.
Viewing: Strictly by prior appointment through the Agent's office in Malton.





Approximate Floor Area
1,324 sq. ft.
(123.0 sq. m.)

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. 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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