

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 4a Lakeside Way, Norton, Malton, YO17 9PG

£255,000

- Detached individual new build home
- Ground floor WC. First floor shower room
- Under floor heating ground floor
- Prime location off Welham Road
- Two first floor bedrooms
- Ample driveway car parking
- Very smart kitchen and bathroom
- Very well established setting

# 4a Lakeside Way, Norton YO17 9PG

Individual new build detached home in this highly sought after residential area just off Welham Road. Extremely well appointed and fitted out including hallway with WC, generous reception room, excellent dining kitchen with appliances, two bedrooms and shower room. Underfloor heating ground floor, ample parking, gardens within a very established setting.



Council Tax Band: D



#### Location

Forming part of this highly desirable development just off Welham Road the property lies within easy reach of the good range of amenities within both Norton and Malton and is on the doorstep of pleasant walks and to Malton and Norton golf club just a little further up Welham Road. Best found by heading into Norton as far as the level crossing bearing off to the right onto Welham Road. Lakeside Way is the third main left hand turning off, number 4a can be clearly identified by our board after only a little distance on the right side.

#### Kitchen/dining

Superbly fitted out and equipped with a range of AEG integrated appliances and allowing space for dining in addition to the central island area.

#### Lounge/dining

Generous size with bay window looking out onto rear garden.

#### Downstairs WC

With two piece suite.

#### Bedroom 1

Considerable double bedroom with radiator and velux window.

#### Bedroom 2

Window and radiator.

#### Landing area

From a turning staircase with over head velux. Large built in store cupboard with double doors

#### Shower room

Double size cubicle, two piece white suite, velux window, heated towel rail.

#### Services

Mains supply of gas, water, electricity and drainage.

Under floor heating ground floor, conventional radiators and towel rail first floor.

Gas fired combi boiler located in one of the kitchen units.

#### Outside

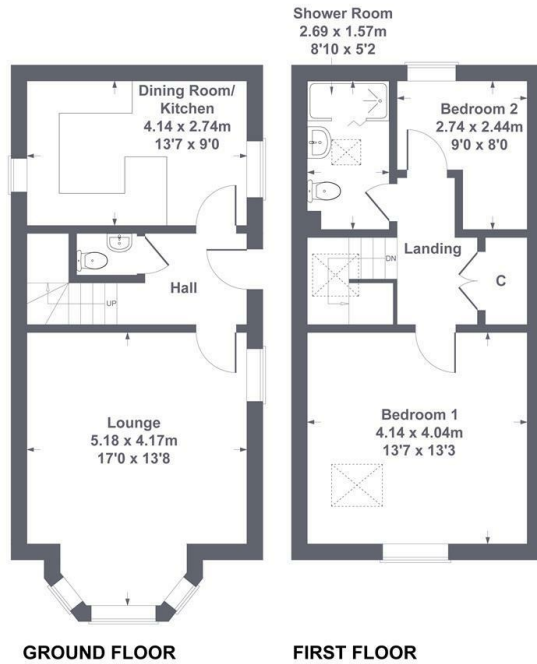
Ample car parking.

Low maintenance gardens enjoying a particularly mature, well established and wooded setting.



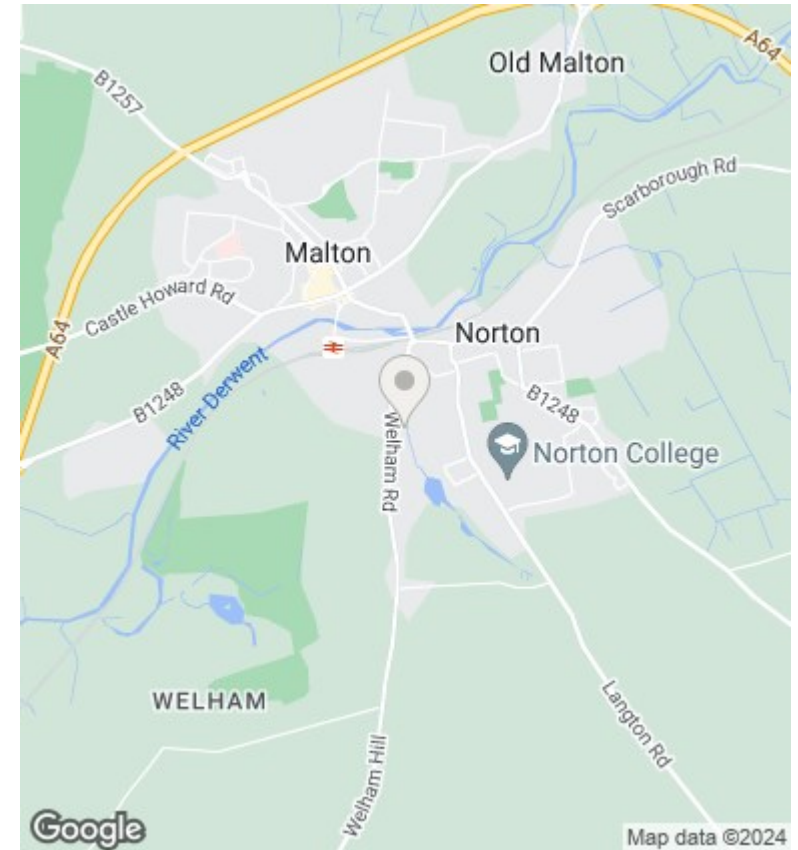


Approximate Gross Internal Area 815 sq ft - 76 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



## Directions

## Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	