



20, Norseway,
Stamford Bridge, YO41 1DR
£320,000



ABOUT THE PROPERTY

This immaculately presented three bedroom dormer bungalow is sure to impress from the moment you step inside.

The property has been thoughtfully reconfigured to create a stunning open-plan living space, where the kitchen seamlessly flows into the former sitting room. This bright and sociable area is enhanced by a charming log burner and kitchen island, making it the true heart of the home. An inner hallway provides access to a modern family bathroom, a well-proportioned double bedroom, and a superb rear sitting room. This additional reception space has been extended and features a striking raised ceiling, Velux window, bi-folding doors opening onto the garden, and a second log burner - perfect for both relaxing and entertaining. Upstairs, there are two further bedrooms, including a generous principal bedroom with fitted wardrobes, along with a shower room with shower cubicle. The landing also offers useful eaves storage, with access to the gas boiler.

Externally, the property continues to impress. To the front, there is a driveway providing ample off-road parking alongside a low-maintenance gravelled garden. A carport leads to a covered storage area, which in turn gives access to the fully enclosed rear garden. The rear garden features a patio seating area, lawn, timber shed, and a designated bin store - ideal for practical family living.

This beautifully presented home offers a perfect blend of modern living and character features, and must be viewed to be fully appreciated.







THE ACCOMMODATION COMPRISES;-

GROUND FLOOR

KITCHEN

4.34 x 3.40 (14'2" x 11'1")

Door to side, windows to front and side.

Fitted with a range of wall and base units comprising of working surfaces, ceramic 1 1/2 bowl sink unit, integrated eye level oven, microwave, fridge and dishwasher, space for washing machine, kitchen island housing induction hob with extractor fan over and power points. Laminate wood flooring, open to;-

LIVING / DINING AREA

5.29 x 3.37 (17'4" x 11'0")

Bay to front.

Log burner set in tiled surround, radiator.

INNER HALL

Stairs to first floor.

Radiator.

BATHROOM

2.19 x 2.03 (7'2" x 6'7")

Window to side.

Suite comprising low flush WC and wash hand basin in vanity units, panelled bath with shower over. Part tiled walls, vinyl flooring and chrome ladder style radiator. Storage cupboard.

BEDROOM TWO

3.39 x 1.94 extending to 2.88 (11'1" x 6'4" extending to 9'5")

Window to rear, radiator.

REAR SITTING ROOM

3.05 extending to 6.01 x 3.34 max (10'0" extending to 19'8" x 10'11" max)

Bi folding doors to side, window to rear and velux.

Laminate wood flooring, under stairs cupboard and 2x radiators.

FIRST FLOOR

LANDING

Storage cupboard and access to eaves storage housing gas fired central heating boiler.

BEDROOM ONE

4.56 max narrowing to 3.83 x 3.06 + wardrobes

(14'11" max narrowing to 12'6" x 10'0" + wardrobes)

Window to side.

Fitted wardrobes to one wall, radiator and shower room housing shower cubicle with fully tiled walls, flooring and extractor fan.

BEDROOM THREE

2.69 x 2.66 (8'9" x 8'8")

Window to front, access to eaves storage and radiator.

OUTSIDE

To the front of the property there is a driveway providing ample off road parking and a low maintenance gravelled garden. A carport leads to a covered store which in turn provides access to the fully enclosed rear garden with patio seating area, timber shed, bin store and lawn.

ADDITIONAL INFORMATION

SERVICES

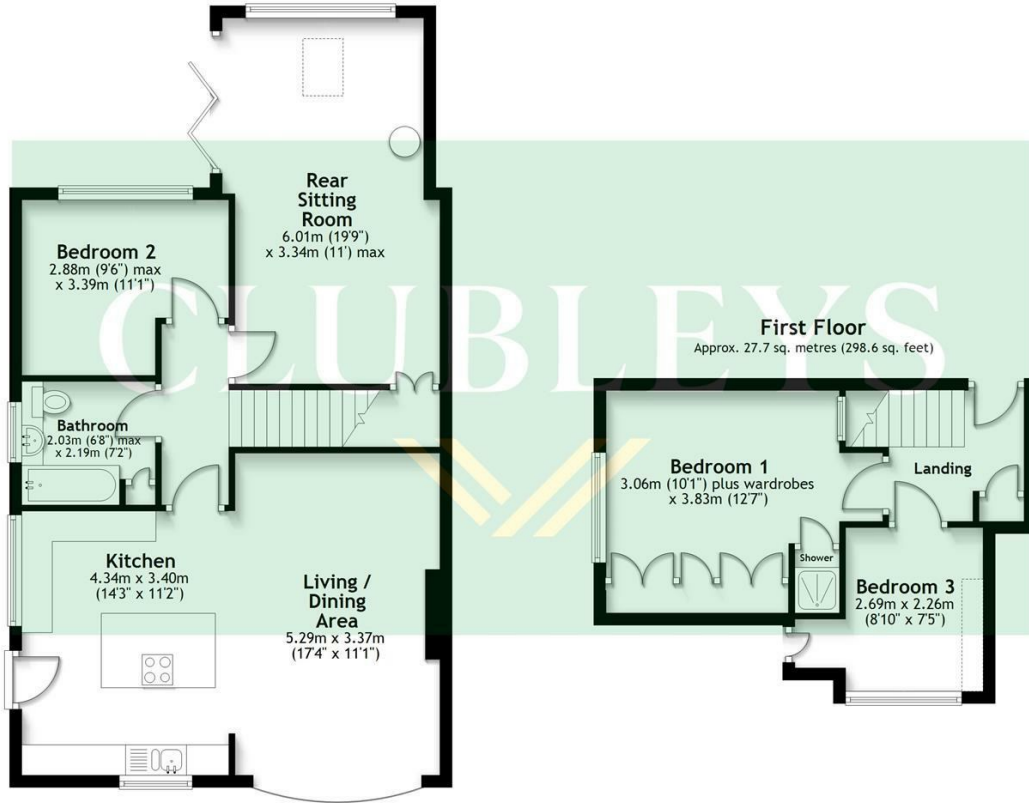
Mains gas, electricity and drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the appliances have been tested by the agent.



Ground Floor
Approx. 75.1 sq. metres (808.5 sq. feet)



Total area: approx. 102.9 sq. metres (1107.1 sq. feet)

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

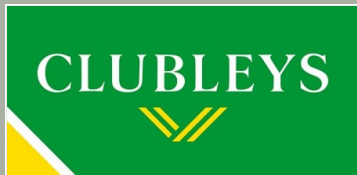
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.