

## 3 SPRING BECK AVENUE NORTON



**A well appointed four-bedroom detached house forming part of a popular development, fronting onto Langton Road and with garage, parking & good-sized garden.**

Entrance hall, guest cloakroom, sitting room, dining room, kitchen/family room, first floor landing, master bedroom with ensuite shower room, three further bedrooms & house bathroom.

Gas fired central heating & uPvc double-glazing.

Tarmac driveway, single garage with EV charger & good-sized south-west facing rear garden. Pleasant location on the edge of town & within easy reach of local schools.

**GUIDE PRICE £335,000**

This lovely, four-bedroom detached house was built in 2019 and forms part of the popular Spring Beck Avenue development by Keepmoat Homes. Number 3 enjoys a prime position, fronting onto Langton Road and benefits from a good-sized rear garden, driveway parking and single garage.

The house has gas fired central heating, uPVC double-glazing and carries the balance of its NHBC warranty. The accommodation is laid out on two floors and totals almost 1,200sq.ft. In brief it comprises entrance hall, guest cloakroom, dining room, kitchen/family room, sitting room, first floor landing, master bedroom with en-suite shower room, three further bedrooms and a house bathroom.

The property is accessed via a private driveway from Spring Beck Avenue, and the house is set behind a small front garden, whilst to one side, a tarmac driveway leads to a detached single garage. The rear garden is a good-size and securely enclosed. It faces south-west and is terraced into two areas linked by steps to one end and is made up of lawn and a paved terrace.

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. Access to Spring Beck Avenue is just off Langton Road, on the periphery of the town, although Number 3 faces onto Langton Road, and is well placed for access to the nearby secondary school and town centre amenities and can be easily identified by our 'For-Sale' board.



## ACCOMMODATION

### ENTRANCE HALL

Staircase to the first floor. Radiator.



### GUEST CLOAKROOM

1.5m x 1.1m (4'11" x 3'7")

White low flush WC and wash basin. Extractor fan. Radiator.

### DINING ROOM

3.6m x 2.7m (11'10" x 8'10")

Casement window to the front. Radiator.



### KITCHEN / FAMILY ROOM

6.7m x 3.4m (22'0" x 11'2")

Range of kitchen cabinets incorporating a stainless steel sink. Comprehensive range of appliances, including gas hob, electric oven, dishwasher, washing machine and fridge freezer. Gas fired combination boiler. Understairs cupboard. Casement window to the front and French doors to the rear garden. Radiator.



## FIRST FLOOR

### LANDING

Loft hatch. Fitted cupboard.

### BEDROOM ONE

3.5m x 3.3m (11'6" x 10'10")

Fitted wardrobe. Television point. Casement window to the front. Radiator.



### SITTING ROOM

4.8m x 3.0m (15'9" x 9'10")

Television and telephone points. Casement window and a set of French doors onto the rear garden. Radiator.

### EN-SUITE SHOWER ROOM

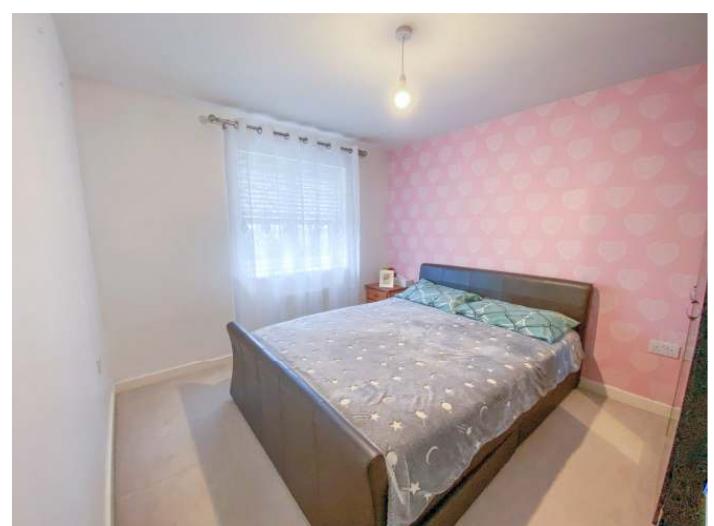
2.1m x 1.7m (max) (6'11" x 5'7")

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

### BEDROOM TWO

3.3m x 2.9m (min) (10'10" x 9'6")

Casement window to the front. Radiator.



### BEDROOM THREE

3.4m x 2.8m (11'2" x 9'2")

Television point. Casement window to the rear. Radiator.



### BEDROOM FOUR

3.4m x 2.5m (min) (11'2" x 8'2")

Casement window to the rear. Radiator.



### HOUSE BATHROOM

2.2m x 1.7m (7'3" x 5'7")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Casement window to the rear. Radiator.



### OUTSIDE

The house occupies a surprisingly good-size plot with gardens to the front and rear. The rear garden has been terraced into two areas linked by steps and the front garden is open plan. A tarmac driveway to the side offers space to park one car and leads to a single garage.

### DETACHED SINGLE GARAGE

6.2m x 3.3m (20'4" x 10'10")

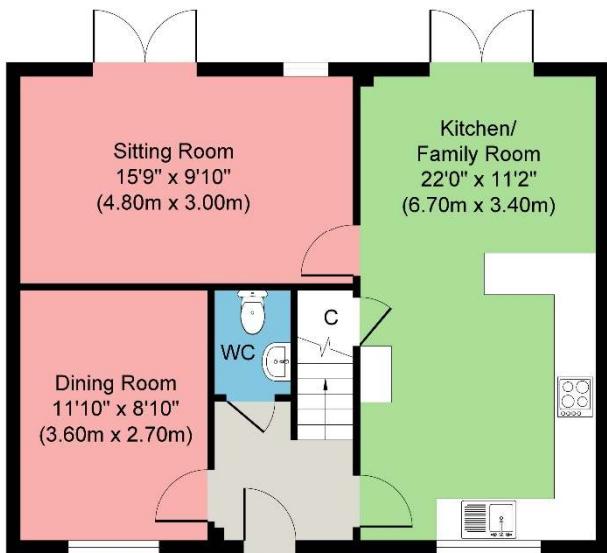
Up and over door to the front. Electric power and light. EV charger.



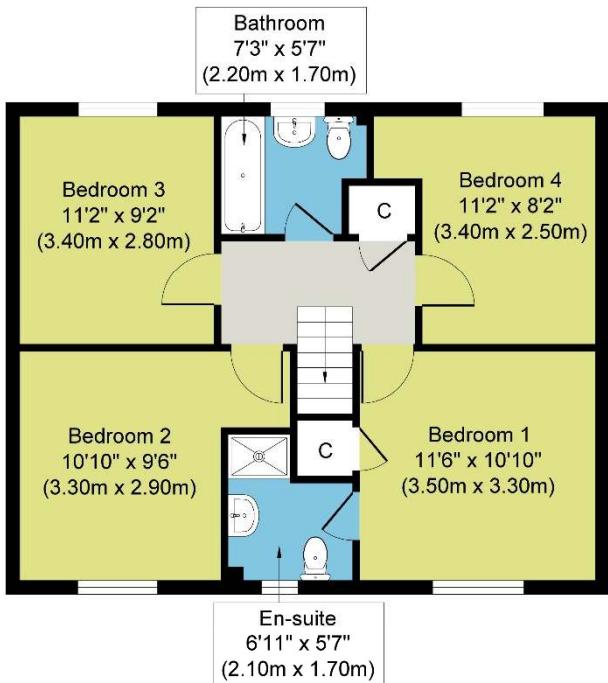
## GENERAL INFORMATION

Services:	Mains water, electricity, gas and drainage.
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 9FL.
EPC Rating:	Current: B84. Potential: A94.
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 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.



**Ground Floor  
Approximate Floor Area  
599 sq. ft  
(55.61 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. 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.

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