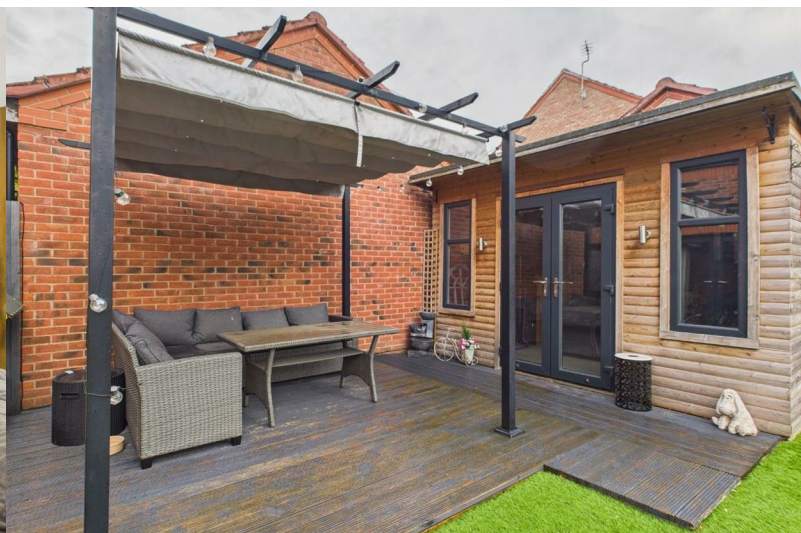




## 15 Brindle Way

Norton, YO17 8BA

Price Guide £350,000



# 15 Brindle Way

Norton, Malton, YO17 8BA

Price Guide £350,000



Tucked away in the cul-de-sac location of Brindle Way, Norton, Malton, this semi-detached four-bedroom family home presents an exceptional opportunity for those seeking a blend of comfort and modern living. The property boasts spacious living accommodation, perfect for family life, with a master suite that offers a private retreat for relaxation. One of the standout features of this home is the beautifully newly extended kitchen, which serves as the heart of the house. The kitchen seamlessly connects to the living areas, enhancing the overall flow of the home. In addition to the generous indoor space, the property includes a rear summerhouse. This versatile area can be used as a home office, playroom, or additional living space, catering to a variety of needs and lifestyles. The property offers a detached double garage and driveway parking for two cars. Overall, Brindle Way is immaculately presented throughout and offers plenty of living space making it an ideal family home.

- Four bedroom semi-detached property
- Spacious living accommodation throughout
- Low maintenance large rear garden
- Quiet cut-de-sac location
- Master bedroom with large en-suite shower room
- Newly extended kitchen
- Double garage
- Further three double bedrooms
- Summer house
- Driveway parking for two vehicles

## Entrance Hall

Composite front door, radiator and understairs cupboard.

## Guest WC

UPVC double glazed side aspect window, low flush WC, corner sink and radiator.

## Kitchen Dining/Snug

Two UPVC rear aspect windows and front aspect door leading to the yard area. Range of wall and base units, 'Kenwood' five ring oven range inset with antique mirror behind and extractor hood over. Space for a washing machine, one and a half inset sink with mixer tap, small dishwasher, central island space with extra storage cupboards, space for an American style fridge, underskirt lighting, spotlights in the ceiling and lantern ceiling window.

## Dining Room/Snug Area

.Open to a what could be used as a dining room area but currently the used as a snug area with patio doors leading onto the garden. An electric feature wall heater, modern vertical ladder radiator, glazed doors opening to the front sitting room.

## Sitting Room

UPVC double glazed front aspect window, decorative fireplace with electric log effect fire and two radiators.

## First Floor Landing

Airing cupboard housing the water tank with shelving.

## Bedroom Two

UPVC double glazed rear aspect window, radiator.

## Bedroom Three

UPVC double glazed front aspect window, radiator.

## Bedroom Four

UPVC double glazed rear aspect window and radiator.

## Bathroom

UPVC double glazed front aspect window, P shaped panel bath and shower over, vanity unit with sink and low flush WC. Tiled floor, heated ladder towel radiator and storage cupboard.

## Top Floor Landing

## Master Bedroom

UPVC double glazed with front aspect dormer window and rear Velux window. Door leading to:

## En-suite Shower Room

Fully tiled with walk-in shower, loft hatch, floating vanity sink unit with cupboard mirror above, shaver point, low flush WC, rear aspect Velux window and heated towel radiator.

## Summer House/Games Room/Garden Bar

Wood built with UPVC double glazed window and patio doors. Insulated walls, floor and ceiling. Electric.

## Exterior

Outside space as a driveway parking for two vehicles, paved area with path leading to the front door. Outside tap.

Rear garden has a decked patio area with an awning over. the remaining garden is laid with Astroturf, private, and enclosed.

## Double Garage

Detached double garage with roller shutter door with electric and power. Side aspect door.

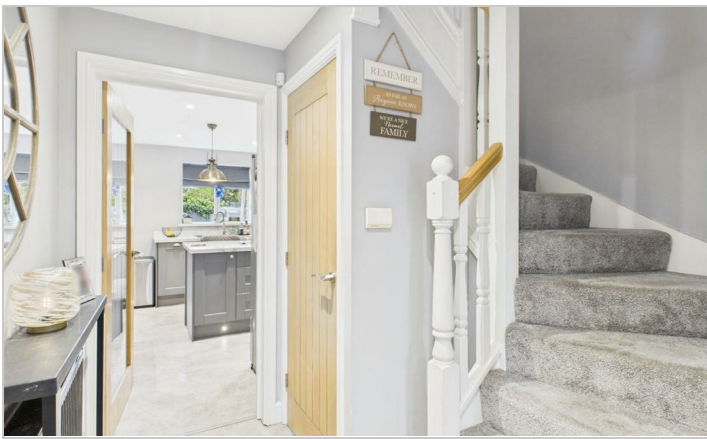
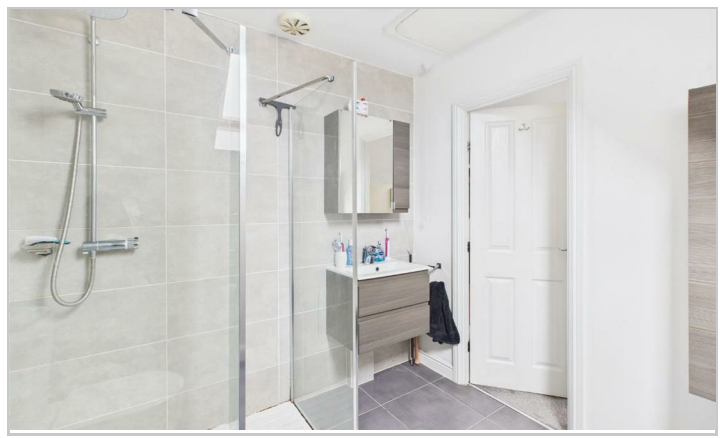
## Location

Norton is a busy and thriving area of Malton. It has good junior and secondary schools and there are a variety of local amenities to hand. Malton train station is a short walk away and offers direct railway links to Scarborough, York, Leeds, Manchester and Liverpool. Norton is also within easy access to the A64 which connects Scarborough, York and Leeds.

## Services

Mains gas, electric, drainage and water.

There is a yearly maintenance charge for the estate of approx £130 a year.



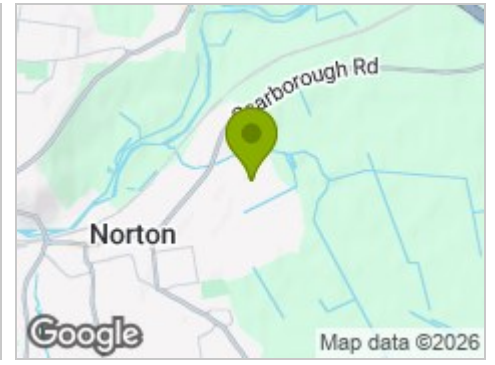
## Road Map



## Hybrid Map



## Terrain Map



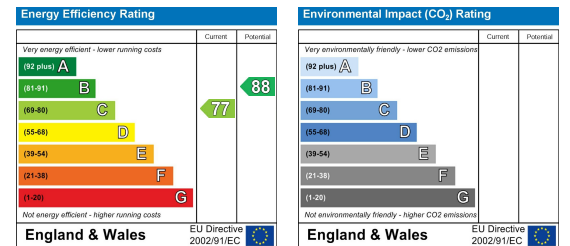
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.