



## 36 Burdale Close

Norton, YO17 9DG

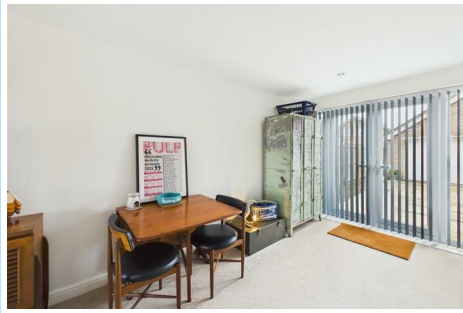
Price Guide £275,000



# 36 Burdale Close

Norton, Malton, YO17 9DG

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Welcome to this immaculate three-bedroom detached family home, nestled in the charming cul-de-sac of Burdale Close, Norton. This delightful property boasts a light and airy interior, perfect for modern family living. Upon entering, you will be greeted by a spacious reception room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining. The well-appointed kitchen provides ample space for culinary pursuits, while the three comfortable bedrooms ensure that everyone has their own private retreat. The shower room is conveniently located, catering to the needs of the household. One of the standout features of this home is the low maintenance garden, which provides a serene outdoor space for family gatherings or quiet moments in the sun. Additionally, the property offers generous parking for several vehicles, making it convenient for families with multiple cars. For those in need of extra storage or workspace, the fantastic detached double garage, complete with a WC, presents an excellent opportunity. This versatile space can be used for hobbies, as a workshop, or simply for additional storage. Situated in a lovely cul-de-sac location, this property offers a peaceful environment while still being close to local amenities and transport links. This home is perfect for families seeking a blend of comfort, convenience, and community. Do not miss the chance to make this wonderful property your own.

- Three bedroom detached family home
- Plenty of parking for multiple vehicles
- Double gates to the front of the property
- Modern, light and airy interior
- Detached double garage with WC
- Cul-de-sac location
- Modern fitted kitchen and shower room
- Low maintenance garden

## Sitting Room

Two UPVC windows to the front aspect. TV point, two radiators, open plan dining area, downlighting on dimmers, patio doors to the rear aspect.

## Kitchen

Understairs storage cupboard, UPVC door to the side aspect and UPVC window to the rear aspect, spotlights, modern wall and base units with plumbing for washer, built in fridge freezer, sink and drainer unit, gas hob, electric oven and extractor hood, tiled splashback and slimline dishwasher.

## First Floor Landing

Radiator, UPVC window to the side aspect, loft access, over-stairs storage cupboard.

## Shower Room

Tiled flooring, vanity wash unit, low flush WC, corner shower unit with rainfall shower attachment, extractor fan, part tiled walls and UPVC window to the rear aspect.

## Bedroom One

UPVC window to the front aspect, radiator.

## Bedroom Two

Radiator, UPVC window to the rear aspect, TV point.

## Bedroom Three

UPVC window to the front aspect, radiator, over-stairs storage.

## Exterior

Paved front, hedged with double timber gates, driveway, rear paved garden and hedged boundaries.

## Garage

25'8 x 12'3 (7.82m x 3.73m)

Detached double brick built garage with light, power and WC

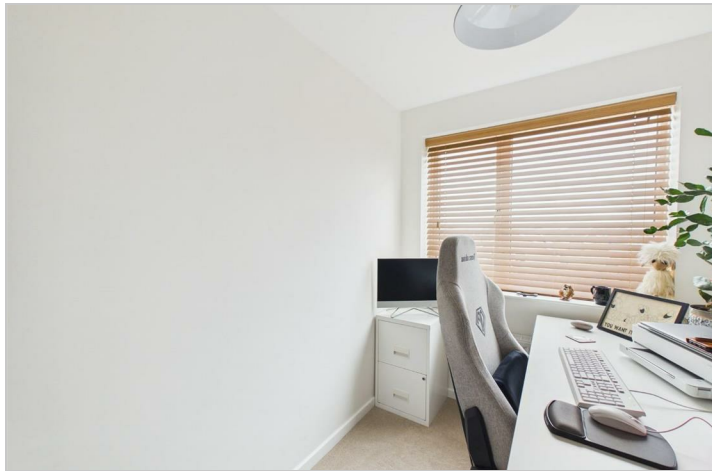
## Services

Mains connected to gas, water, drainage and electric.

## Norton

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.

Tel: 07515763622



## Road Map



## Hybrid Map



## Terrain Map



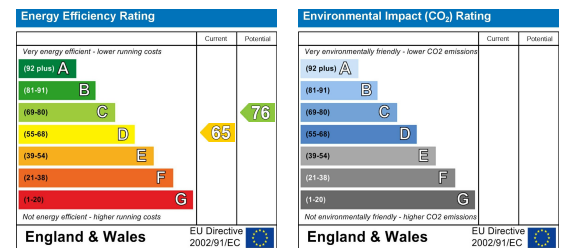
## Floor Plan



## 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



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