

## 8 CHESTNUT GROVE NORTON



**A conveniently situated detached bungalow providing two double bedroom accommodation with ample parking, good-sized garage & south-west facing rear garden in a quiet cul de sac.**

Entrance hall, lounge diner, kitchen,  
two double bedrooms, bathroom & WC.  
Gas central heating & uPvc double-glazing.

Block paved driveway, generous single garage & easily maintained gardens to the front & rear.

No onward chain.

Viewing is recommended.

### GUIDE PRICE £275,000

8 Chestnut Grove is a well positioned detached bungalow, located within a small cul de sac of similar properties, and within an easy walk of nearby amenities. The property is believed to date from the late 1960s, and benefits from gas central heating and uPvc double-glazing.

The overall accommodation amounts to a little over 770sq.ft and briefly comprises entrance hall, lounge diner, kitchen, two double bedrooms and a bathroom & WC.

A block paved driveway runs alongside the property, providing ample space to park, and leads to a good-sized single garage with electric up and over door. There are easily managed gardens to both the front and rear; the back garden is very private and enjoys an enviable south-west facing aspect.

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. Chestnut Grove is a quiet cul de sac, located just off Hambleton Road and Number 8 can be identified by our For Sale board.

## **ACCOMMODATION**

### **ENTRANCE HALL**

Loft hatch. Large, fitted storage cupboard. Radiator.

### **LOUNGE DINER**

5.5m x 3.7m (max) (18'1" x 12'2")

Stone fireplace with electric fire. Coving. Television point. Casement windows to the side and rear. Radiator.



### **KITCHEN**

3.7m x 2.6m (12'2" x 8'6")

Range of kitchen cabinets incorporating a single drainer sink unit, four ring ceramic hob with extractor hood and electric double oven. Automatic washing machine point. Worcester gas fired central heating boiler. Casement window to the rear and door to the side. Electric panel heater.





### BEDROOM ONE

4.0m x 3.9m (including fitted wardrobes) (13'1" x 12'10")  
Range of fitted wardrobes. Casement window to the front.  
Radiator.



### BEDROOM TWO

3.9m x 3.5m (max) (12'10" x 11'6")  
Shower cubicle. Heated towel rail. Casement window to the front.  
Radiator.



### BATHROOM & WC

2.4m x 1.7m (7'10" x 5'7")  
Matching suite comprising bath, wash basin and low flush WC. Airing cupboard housing the hot water cylinder with electric immersion heater. Fully tiled walls. Casement window to the side. Radiator.

### OUTSIDE

There are pleasant gardens to both the front and rear of the bungalow. Both have been landscaped with ease of maintenance in mind, and the rear garden enjoys an excellent level of privacy and a south-west facing aspect. A

lengthy block paved driveway offers ample room to park and leads to a good-sized single garage with electric up and over door.

### SINGLE GARAGE

5.3m x 3.4m (17'5" x 11'2")  
Electric light and power. Electric up and over door.  
Concrete floor. Window to the side.



### GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage.  
Gas central heating.  
Council Tax: Band: C (North Yorkshire Council).  
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.  
Post Code: YO17 9BZ.  
EPC Rating: Current: D61. Potential: C71.  
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 the 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.



**Approximate Floor Area**  
**773 sq. ft**  
**(71.83 sq. m)**