

## 16 DAIRY WAY NORTON



**An attractive, three-bedroom semi-detached family home, enjoying a pleasant open outlook within a popular development on the southern edge of Norton.**

Entrance hall, guest cloakroom, sitting room, open-plan dining kitchen, first floor landing, master bedroom, en-suite shower room, two further bedrooms & house bathroom.

Gas central heating & uPvc double-glazing.

Driveway parking, single garage & larger than average gardens.

Enjoying a pleasant, open outlook within a popular development on the edge of town.

### GUIDE PRICE £285,000

Built a little over 10 years ago, 16 Dairy Way forms part of a popular development by Shepherd Homes, located on the southern edge of Norton. This handsome semi-detached house enjoys a pleasant position looking out across attractively planted gardens and children's play area.

The house benefits from gas central heating, uPvc double-glazing and provides over 900sq.ft of accommodation, which briefly comprises entrance hall, guest cloakroom, sitting room, fully equipped dining kitchen opening onto the garden, first floor landing, master bedroom with ensuite shower room, two further bedrooms and a house bathroom.

To the rear of the property is a larger than average garden, which includes an extremely useful home office. This has been built within the last few years and would also be ideal as a garden room or studio. The garden features lawn, a paved patio, timber deck and raised beds. It is securely enclosed and a handgate opens onto the tarmac driveway, which leads to a detached single garage. There is a further area of garden to the front, which has been designed for easy maintenance.

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. Dairy Way is a quiet cul de sac, located off Beverley Road and Number 16 can be identified by our For Sale board.



## **ACCOMMODATION**

### **ENTRANCE HALL**

Staircase to the first floor. Understairs cupboard. Radiator.

### **GUEST CLOAKROOM**

1.8 x 0.8m (5'11" x 2'7")

Low flush WC and wash basin. Extractor fan. Casement window to the side. Radiator.

### **SITTING ROOM**

5.2m (into bay) x 3.0m (17'1" x 9'10")

Television point. Bay window to the front. Two radiators.



### **DINING KITCHEN**

4.9m x 3.5m (16'1" x 11'6")

Range of kitchen cabinets incorporating a stainless steel single drainer sink unit, electric double oven, fridge freezer, dishwasher, washing machine, and island unit with five ring gas hob with extractor hood above. French doors opening onto the rear garden, as well as two full length casement windows. Radiator.



#### EN-SUITE SHOWER ROOM

2.3m x 1.5m (7'7" x 4'11")

White suite comprising double shower cubicle, wash basin and low flush WC. Extractor fan. Radiator.

#### BEDROOM TWO

3.3m x 2.4m (10'10" x 7'10")

Casement window to the rear. Radiator.



#### BEDROOM THREE

3.1m x 2.4m (min) (10'2" x 7'10")

Casement window to the rear. Radiator.

### FIRST FLOOR

#### LANDING

Casement window to the side. Loft hatch. Airing cupboard housing a pressurised hot water cylinder with electric immersion heater. Radiator.

#### BEDROOM ONE

4.3m x (into bay) x 2.9m (max) (14'1" x 9'6")  
Bay window to the front. Radiator.



#### HOUSE BATHROOM

2.0m x 1.9m (6'7" x 6'3")

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

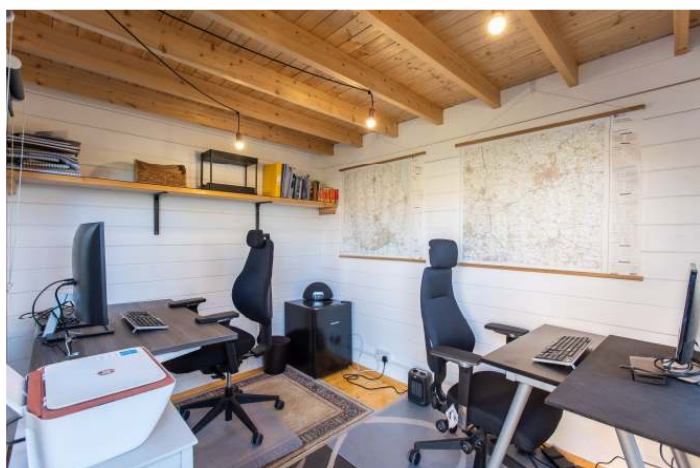
## OUTSIDE

French doors from the kitchen open onto a paved patio, which stretches across the back of the house, beyond which is a good-sized lawn, timber deck and some raised borders. The garden is securely enclosed, and a hang gate gives access onto the driveway. At the bottom of the garden is a purpose-built home office with power laid on. The front garden has been landscaped with ease of maintenance in mind, and the tarmac driveway leads to a detached single garage.



## HOME OFFICE / GARDEN ROOM 2.9m x 2.3m (max) (9'6" x 7'7")

Electric light and power. Electric panel heater. Casement window and French doors onto the garden.



## DETACHED SINGLE GARAGE

5.4m x 2.8m (17'9" x 9'2")

Up and over door. Electric light and power. Concrete floor.

## 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 9FA.

EPC Rating: Current: C79. Potential: B91.

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.