

## ORCHARD LODGE NORMANBY



**A deceptively spacious detached bungalow occupying a mature plot & providing three-double bedroom accommodation of approximately 1,230sq.ft in a popular village location.**

Entrance hall, sitting room, dining room, kitchen, utility room, master bedroom with en-suite shower room, two further bedrooms & house bathroom.

LPG central heating & partial uPvc double-glazing.

Gravelled driveway, attached single garage, mature gardens offering a good level of privacy & a sunny aspect.

No onward chain. Viewing is recommended.

### GUIDE PRICE £350,000



Constructed by a local builder in 1988, Orchard Lodge has been in the same ownership ever since and occupies a lovely plot within this popular village, which lies within easy reach of all Ryedale market towns. As its name suggests, the bungalow was built in a former orchard and the property provides deceptively spacious and well-planned accommodation of approximately 1,230sq.ft.

In brief it comprises entrance hall, sitting room, dining room, kitchen, utility room, master bedroom with en-suite shower room, two further double bedrooms and main bathroom. The bungalow might now benefit from some gentle updating, but there is LPG central heating throughout, and partial uPvc double-glazing.

To the front of the property is a gravelled driveway offering space to park and giving access to an attached single garage. Attractive gardens surround Orchard Lodge, featuring lawn, well-established shrubs and fruit trees. The back garden enjoys maximum privacy, and a south-westerly aspect.

Normanby is an unspoilt rural village located within the Vale of Pickering, approximately equidistant between the Georgian market towns of Kirkbymoorside and Pickering. Malton and Helmsley are also within very easy reach and each of the Ryedale Market Towns offer a wide range of amenities, including a railway station at Malton with regular services to the mainline station of York from where London can be reached in less than 2 hours. Normanby itself benefits from a church, village pub, access to miles of footpaths and bridleways, and is within catchment for Sinnington Community primary school. Orchard Lodge is located close to the centre of the village.

## **ACCOMMODATION**

### **ENTRANCE HALL**

Coving. Fitted cloaks cupboard. Two wall lights. Telephone point. Loft hatch (the loft is part-boarded). Two radiators.



### **SITTING ROOM**

4.9m x 4.1m (16'1" x 13'5")

Open fire with stone surround. Coving. Two wall lights. Television point. Casement window to the front. Radiator.



### **DINING ROOM**

3.2m x 3.0m (10'6" x 9'10")

Coving. Two wall lights. Casement window to the front. Radiator.



## KITCHEN

3.6m x 3.0m (11'10" x 9'10")

Range of units incorporating a stainless steel, single drainer sink unit. Electric cooker point. Dishwasher point. Casement window and door to the side. Radiator.



## UTILITY ROOM

2.5m x 1.8m (8'2" x 5'11")

Range of units incorporating a stainless steel, single drainer sink unit. Automatic washing machine point. Worcester gas fired central heating boiler. Casement window to the rear. Radiator.



## BEDROOM ONE

4.2m x 3.5m (13'9" x 11'6")

Coving. Casement window to the rear. Radiator.



## EN-SUITE SHOWER ROOM

3.1m x 0.9m (10'2" x 2'11")

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

## BEDROOM TWO

4.7m x 3.0m (15'5" x 9'10")

Coving. Casement window to the rear. Radiator.





### BEDROOM THREE

3.1m x 3.0m (10'2" x 9'10")

Coving. Television point. Casement window to the side. Radiator.



### BATHROOM & WC

3.0m x 2.2m (9'10" x 7'3")

Bath, wash basin and low flush WC. Airing cupboard housing the hot water cylinder with electric immersion heater. Casement window to the side. Radiator.



### OUTSIDE

The bungalow is set well back from the village street, behind a neatly clipped privet hedge boundary, lawned garden and a broad, gravelled driveway allowing for ample room to park and leading to an attached single garage. Paved pathways run on either side, leading to a lovely, enclosed rear garden with further lawn, shrub borders flagged patio area and two productive apple trees.

### INTEGRAL GARAGE

5.4m x 2.7m (17'9" x 8'10")

Two casement windows to the side. Double doors to the front. Electric light and power.



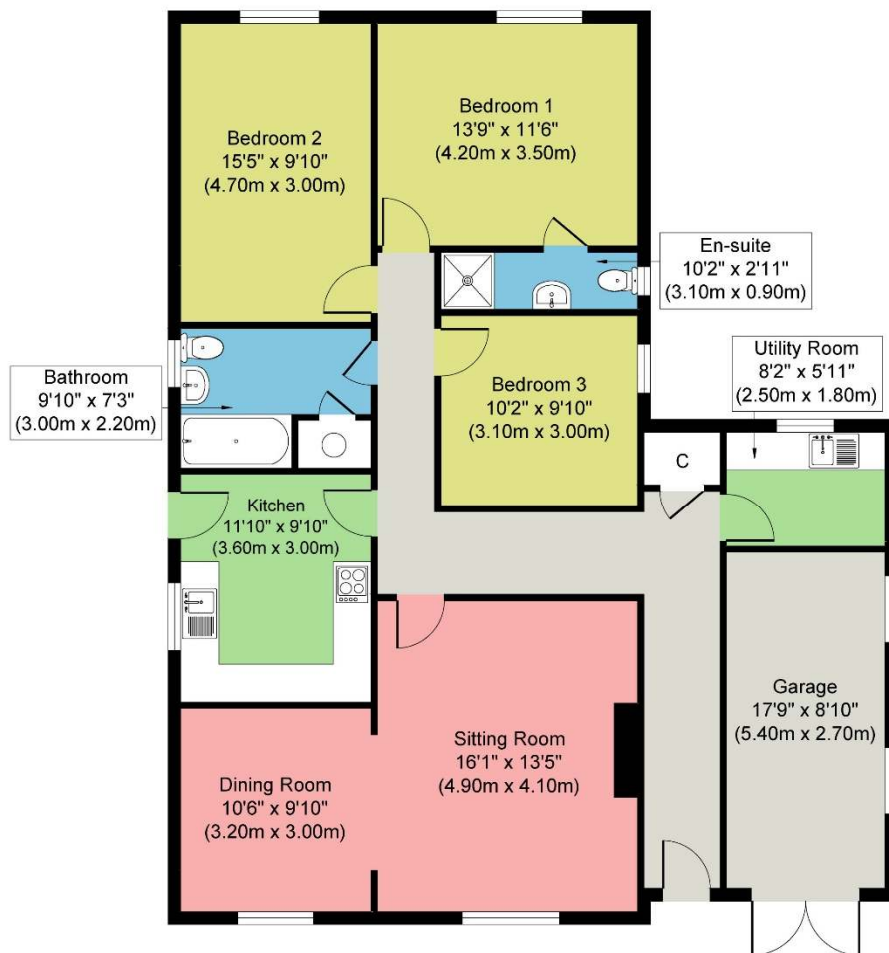
### GENERAL INFORMATION

Services:	Mains water and electricity. Drainage is to a private sewage treatment plant. LPG central heating.
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:	YO62 6RH.
EPC Rating:	Current: F35. Potential: E49.
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**  
**1,387 sq. ft**  
**(128.87 sq. m)**





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