



**THE BUNGALOW, LANGTON ROAD
NORTON, MALTON**

Cundalls



THE BUNGALOW, LANGTON ROAD NORTON MALTON, NORTH YORKSHIRE

Malton 1.5 miles, York 18 miles, Scarborough 23 miles, Leeds 45 miles
Distances Approximate

**AN EXCEPTIONALLY SPACIOUS FOUR / FIVE BEDROOM DETACHED BUNGALOW, SET ON THE EDGE OF TOWN
WITHIN A SUPERB PLOT OF ALMOST 2.5 ACRES, TO INCLUDE LANDSCAPED GARDENS, AMPLE PARKING,
DOUBLE GARAGE & GRASS PADDOCK.**

ENTRANCE HALL – GUEST CLOAKROOM – SITTING ROOM – DINING ROOM – CONSERVATORY – DINING KITCHEN – UTILITY ROOM
MASTER BEDROOM – JACK & JILL EN-SUITE BATHROOM – BEDROOM TWO – BEDROOM THREE – EN-SUITE SHOWER ROOM
BEDROOM FOUR – EN-SUITE SHOWER ROOM – STUDY / BEDROOM FIVE

UPVC DOUBLE-GLAZING – GAS CENTRAL HEATING – PV SOLAR PANELS

EXTENSIVE LANDSCAPED GARDENS – AMPLE PARKING – DETACHED DOUBLE GARAGE – GRASS PADDOCK
IN ALL APPROXIMATELY 2.45 ACRES.

**GUIDE PRICE £750,000
FREEHOLD**

The sale of The Bungalow presents a scarce opportunity to purchase a spacious family home with grass paddock within walking distance of town centre amenities. The property comprises of a substantially extended and re-modelled detached bungalow, enviably positioned on the edge of Norton and occupying a superb plot of almost 2.5 acres to include a paddock. The original portion of the property is understood to date from the early 1970s, with significant later alterations, resulting in an extremely spacious and versatile family home with good-quality fixtures and fittings. The property benefits from upvc double-glazing, gas-fired central heating and photovoltaic solar panels to the rear elevation.

The overall accommodation amounts to approximately 2,600sq.ft² and comprises entrance hall, guest cloakroom, sitting room, dining room, conservatory, dining kitchen, utility room, four bedrooms, three bath/shower rooms, and a study or fifth bedroom.

Attractively landscaped gardens principally lie on three sides of the bungalow, with the front mostly given over to driveway parking and gives access to a good-sized double garage block. The paddock which adjoins the property to the north will appeal to buyers with equestrian or smallholding interests. It amounts to approximately 2 acres and includes a natural pond.

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. The Bungalow is located on the southern fringes of Langton Road, identified by our 'For Sale' board, and is especially well placed for access to both primary and secondary schools within the town.

ACCOMMODATION

ENTRANCE HALL

3.8m x 2.6m (min) (12'6" x 8'6")

Oak floor. Fitted bookcase. Coving. Ceiling rose. Telephone point. Three wall light points. Airing cupboard housing the hot water cylinder. Cloaks cupboard. Thermostat. Radiator.

GUEST CLOAKROOM

2.3m x 2.0m (7'7" x 6'7")

Low flush WC and wash basin. Coving. Loft hatch. Extractor fan. Radiator.

OFFICE / BEDROOM FIVE

3.3m x 3.0m (10'10" x 9'10")

Telephone point. Casement window to the front. Radiator.

SITTING ROOM

5.9m x 5.0m (19'4" x 16'5")

Open fire with stone surround and hearth. Oak floor. Coving. Television point. Three wall light points. Two casement windows to the rear and French doors opening onto the Conservatory. Three radiators.

DINING ROOM

5.4m x 3.6m (17'9" x 11'10")

Oak floor. Coving. Two wall light points. Ceiling rose. French doors opening onto the Conservatory. Radiator.

DINING KITCHEN

7.5m x 4.0m (24'7" x 13'1")

Range of solid oak kitchen cabinets incorporating a single drainer sink unit. Nobel stove. Integrated fridge freezer and dishwasher. Coving. Television point. Tiled floor. Casement window to the front and two to the side. French doors onto the Conservatory.

CONSERVATORY

7.7m x 3.5m (25'3" x 11'6")

Stone flagged floor. French doors onto the rear garden.

UTILITY ROOM

3.5m x 2.5m (11'6" x 8'2")

Range of kitchen cabinets incorporating a sink unit. Gas cooker. Automatic washing machine point. Space for tumble dryer. Tiled floor. Gas fired central heating boiler. Coving. Casement window to the front. Door to outside.



INNER HALL

Loft hatch. Coving. Two wall light points. Radiator.

BEDROOM ONE

5.7m x 3.3m (18'8" x 10'10")

Range of fitted wardrobes. Coving. Telephone and television points. Two casement windows to the front. Radiator.

JACK & JILL EN-SUITE BATHROOM

4.3m x 3.2m (14'1" x 10'6")

White suite comprising large bath, bidet, double shower cubicle, wash basin in vanity unit, and low flush WC. Coving. Tiled floor. Extractor fan. Two casement windows to the front. Connecting door to Bedroom Four. Heated towel rail. Radiator.

BEDROOM TWO

4.1m x 3.0m (13'5" x 9'10")

Coving. Telephone and television points. Casement window to the rear. Radiator.

EN-SUITE SHOWER ROOM

2.9m x 1.5m (9'6" x 4'11")

White suite comprising shower cubicle, wash basin and low flush WC. Tiled floor. Coving. Extractor fan. Casement window to the rear. Heated towel rail.

BEDROOM THREE

4.5m x 3.0m (max) (14'9" x 9'10")

Coving. Telephone and television points. Casement window to the rear. Radiator.

EN-SUITE SHOWER ROOM

1.9m x 1.5m (max) (6'3" x 4'11")

White suite comprising shower cubicle, wash basin, and low flush WC. Coving. Extractor fan. Casement window to the side. Radiator.

BEDROOM FOUR

3.7m x 2.9m (12'2" x 9'6")

Coving. Casement window to the side. Airing cupboard housing the hot water cylinder. Radiator.



OUTSIDE

The Bungalow occupies a pleasant position on the southern periphery of Norton, within an overall plot of approximately 2.45 acres. In addition to especially attractive gardens, which include a polytunnel, summer house and bothy, the paddock which adjoins to the north, also forms part of the property and accounts for around 2 acres of the site.

Vehicular access to The Bungalow is from Bazley's Lane and its gated driveway leads to a generously proportioned double garage. The paddock sits outside of Norton's development limits and has been largely maintained for conservation purposes, with natural pond and is a haven for native wildlife but would also be eminently appealing for a buyer with equestrian or smallholding interests.

DOUBLE GARAGE

6.7m x 6.4m (22'0" x 21'0")

Twin, remote operated doors to the front. Electric light and power. Concrete floor. Personnel door to the side.

GENERAL INFORMATION

Services: Mains water, electricity and gas. Septic tank drainage.
Gas central heating.

Council Tax: Band: D (North Yorkshire Council).

Tenure: We understand that that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO17 9PX.

EPC Rating: Current: D64. Potential: B87.

Viewing: Strictly by prior appointment through the Agent's office in Malton.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2023 | www.houseviz.com

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.

C010 Printed by Ravensworth Digital 0870 112 5306



