

Mark Stephenson's

ESTATE & LETTING AGENTS



The Spinney, 3 Pinewood Park, Norton, YO17 9JJ

£695,000

- No Onward Chain
- Five Bedrooms
- Workshop/Storage rooms internally
- Internal floor area of 3789 sq. ft over three floors
- Private enclosed garden with outbuildings
- Perfect for multi-generational living
- Approximately 0.8 acre plot
- Double Garage with electric doors
- Parking for multiple vehicles

3 Pinewood Park, Norton YO17 9JJ

Occupying an exceptional south-westerly facing plot of approximately 0.8 acres in the highly sought-after Pinewood Park, Norton, 3 The Spinney is an impressive five-bedroom detached residence extending to over 3,500 sq. ft. of versatile accommodation. Arranged over three levels, this substantial home offers outstanding flexibility for modern family life and is particularly well suited to multi-generational living, with extensive lower-ground-floor accommodation providing excellent potential for independent family members, home working, hobbies or leisure use. The ground floor is centred around a welcoming entrance hall with multi-fuel stove and oak flooring, leading to a range of beautifully proportioned reception rooms including a spacious sitting room, formal dining room, conservatory overlooking the gardens, and a generous kitchen/breakfast room. A double garage with electric doors is accessed directly from the house. Upstairs, five bedrooms are served by a family bathroom, en-suite and additional wash facilities, while the lower ground floor provides a utility room, office/study, workshop, games room and extensive heated storage areas. Externally, the property truly excels. The mature gardens wrap around the house to create a wonderfully private setting, complemented by a large paved entertaining terrace and a substantial summer house with power and lighting. A further collection of outbuildings, workshops, log stores and garden sheds offers exceptional additional space and potential.



Council Tax Band: G



Entrance Hall

Double wooden doors, tiled porch with power.

Inner hallway

Wood flooring, Stairs to first floor, Under stairs cupboard, Log-burning stove, Window to the side aspect, Radiator.

Conservatory

Floor to ceiling window with views over the rear garden, French doors out onto balcony with steps down to the garden, Laminate wood flooring, Radiator.

Sitting Room

Two windows to the side aspect, Window to the rear aspect with Radiator beneath, Further radiator, Multi-fuel stove in timber surround.

Dining Room

Window to the front aspect with radiator beneath.

Cloakroom

Window to the front aspect, White Two-Piece suite, Extractor fan, Alarm system.

Kitchen/Breakfast Room

A range of wall & base units, Windows to each aspect of the property, Laminate flooring, Integrated Fridge/Freezer, Dishwasher, Range cooker with extractor hood above, Gas central heating boiler, Door leading to;

Double Garage

2X Electric shutter doors, Concrete flooring, Windows to each side aspect, Loft hatch.

LOWER GROUND FLOOR

Utility Room

Range of wall & base units, French doors to rear garden, Plumbing for White goods, Radiator, Under stairs storage, Laminate flooring.

Office/Study

2X Radiator, Shelving, Door to;

Games Room

Window to rear window with radiator beneath, Further shelving units, Door out to garden, Door to;

Workshop

Window to the rear aspect, Door out to rear garden, Shelving/Worktop, Concrete flooring.

Storage Rooms

Three generous rooms all with lighting and radiators providing fantastic storage space, Door to garden.

FIRST FLOOR

First Floor Landing

Galleried landing with window to the rear aspect and radiator beneath, Airing cupboard, Loft hatch with drop-down ladder. (Loft space is boarded out)

Bedroom 1

Window to the rear aspect with radiator beneath.

En-Suite

White Three-Piece Suite, Radiator, Tiled walls and flooring, bidet, Glazed Window, Extractor fan.

Bedroom 2

Window to the Front aspect with radiator beneath and benefitting from separate white two-piece suite.

Family Bathroom

White Three-Piece Suite with Shower above bath, Partly-tiled walls, Radiator, Glazed window.

Bedroom 3

Front window, radiator.

Bedroom 4

Front window, radiator.

Bedroom 5

Front window, radiator.

Outside

Front gardens/garage

Paved driveway providing parking for multiple vehicles. Gate to the rear garden. Pathway that runs past the side of the garage leading to the rear garden leading to the range of outbuildings which include a more than generous workshop/barn, large log-store and garden sheds. Double size garage.

Rear Garden

Approximately a 0.8 acre plot facing in a South-Westerly direction which wraps round the entirety of the property creating a fantastic private space. Substantial paved patio area immediately from the property providing ample space for outdoor seating and entertaining. There is also a more than generous summer house which benefits from power & lighting, Windows to each aspect, Patio doors to the front with canopy above and Tiled flooring.





Approximate Gross Internal Area
 Main House - 3789 sq ft - 352 sq m
 Garage - 312 sq ft - 29 sq m
 Outbuildings - 1098 sq ft - 102 sq m
 Total - 5199 sq ft - 483 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements, walls, doors, windows, fittings and appliances, their
 sizes and locations, are approximate only. They cannot be regarded as
 being a representation by the seller, nor their agent.
 Produced by Potterplans Ltd. 2024



Directions

From Malton, cross the river in Norton and follow Langton Road. Turn right onto the Ridings, follow the road to the left and soon right onto Pinewood Park. The Spinney is the last of the three houses.

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	