





- BEAUTIFULLY PRESENTED, WELL LAID OUT DETACHED FAMILY HOUSE
- GENEROUS LOUNGE AND EXTENDED MODERN DINING KITCHEN WITH UNDERFLOOR HEATING AND UTILITY ROOM
- THREE DOUBLE BEDROOMS
- GROUND FLOOR WC AND NEWLY INSTALLED HOUSE BATHROOM
- INTEGRAL GARAGE AND PARKING FOR NUMEROUS VEHICLES
- NEWLY FITTED COMBINATION BOILER AND NEW CARPETS FITTED THROUGHOUT
- SOUGHT AFTER VILLAGE LOCATION, LOCATED DOWN A QUIET TREE LINED CUL DE SAC
- SET ON A GENEROUS PLOT WITH LANDSCAPED GARDENS

We are delighted to present this beautifully presented and well laid out three bedroom detached family house, perfectly positioned in a sought after village location accessed via a quiet, tree lined Cul de sac. This impressive home welcomes you into an entrance porch that leads into a generous lounge, offering an inviting atmosphere filled with natural light. The heart of the home is the extended, modern dining kitchen, thoughtfully designed with underfloor heating for added comfort, and featuring contemporary units, high-quality appliances, and ample space for family dining and entertaining. A practical utility room sits adjacent to the kitchen, providing further convenience for busy family life. The ground floor also benefits from a stylish WC, ideal for guests.

Upstairs, you will find three double bedrooms, each boasting excellent proportions and a peaceful ambience, making them perfect for restful nights or versatile enough for a home office or dressing room. The newly installed house bathroom is finished to a high standard, offering a sleek and modern suite for a touch of every-day luxury. The property also features an integral garage, providing secure storage and direct access to the house, as well as parking for numerous vehicles, ensuring practicality for families and visitors alike.





Set on a generous plot, this home enjoys a sense of privacy and tranquility, complemented by its picturesque village setting and easy access to local amenities, reputable schools, and excellent transport links. Offered with gas heating via newly fitted Combination boiler and double glazed windows, and with new carpets fitted throughout, the property is ready to move in and enjoy. This is a rare opportunity to acquire a truly exceptional family home in a highly desirable area. Viewing is a must and is by appointment only, so contact us today to arrange your visit and experience all that this outstanding property has to offer.

Lounge

Dimensions: 4.5 x 4.1 (14'9" x 13'5").

Dining Kitchen

Dimensions: 5.49m x 2.90m max (18'0" x 9'6" max).

Utility and WC

First floor landing

Bedroom One

Dimensions: 3.9 x 2.8 (12'9" x 9'2").

Bedroom Two

Dimensions: 2.8 x 3.5 (9'2" x 11'5").

Bedroom Three

Dimensions: 3.0 x 2.1 (9'10" x 6'10").

Bathroom

Garage

Single integral garage with up and over door. Light and power. Door from kitchen. Gas heating boiler is located here.

Council Tax and EPC

Council Tax Band - D EPC Rating - D The property benefits from cavity wall insulation.

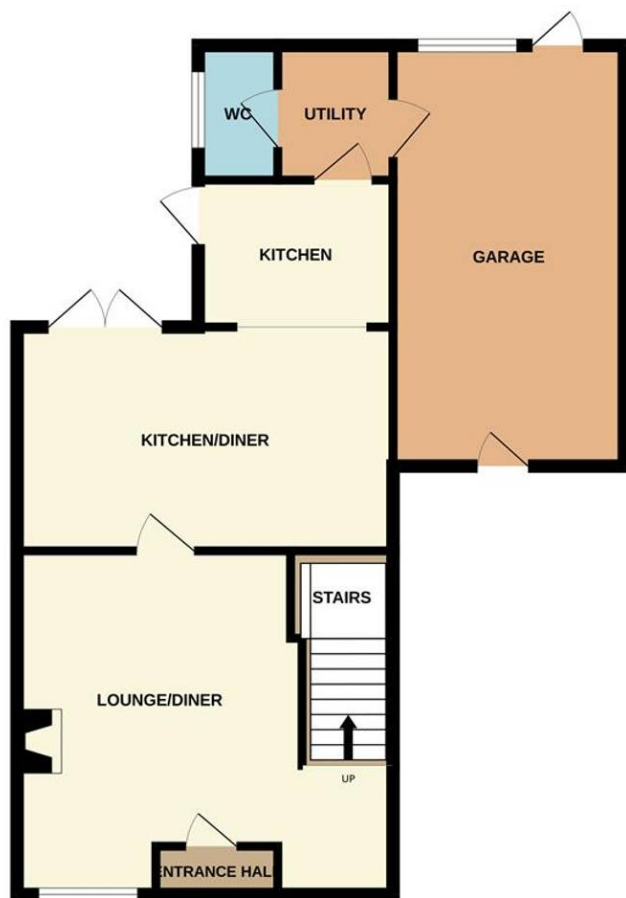
Tenure

The property is FREEHOLD

Please note: If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Interested?

Contact our friendly team today
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With you every step of the way



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