

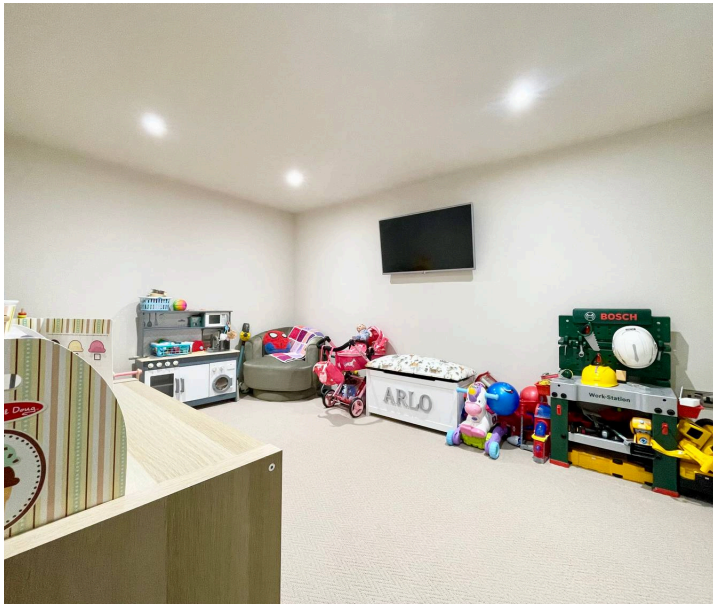
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11 Napier Crescent, Scarborough

Offers Over **£280,000**







Napier Crescent, Seamer village

- An immaculately presented and Extended, Semi detached house
- Generous lounge with Log burner
- A Wow factor Kitchen Diner with Bi-fold doors out to the rear garden
- Additional utility room, Playroom and ground floor Shower room
- Gas heated and double glazed
- Landscaped rear garden with Indian stone patio and Composite raised deck seating area
- Off street parking for several vehicles
- Located in the sought after village of Seamer
- Viewing comes highly recommended to appreciate the property on offer

We are delighted to present this immaculately presented and thoughtfully extended three-bedroom semi-detached house, ideally situated in the sought-after village of Seamer. This impressive home welcomes you into a spacious and inviting entrance hall, setting the tone for the generous accommodation that follows. The heart of the property is undoubtedly the expansive lounge, featuring a stylish log burner that creates a warm and cosy focal point, perfect for relaxing evenings with family or entertaining guests. Flowing seamlessly from the lounge, the stunning kitchen diner is truly a showstopper, boasting high-quality fittings, ample storage, and a striking design enhanced by bi-fold doors that flood the space with natural light. The kitchen is perfectly complemented by an additional utility room, providing practical space for laundry and storage, while a versatile playroom offers the ideal setting for a







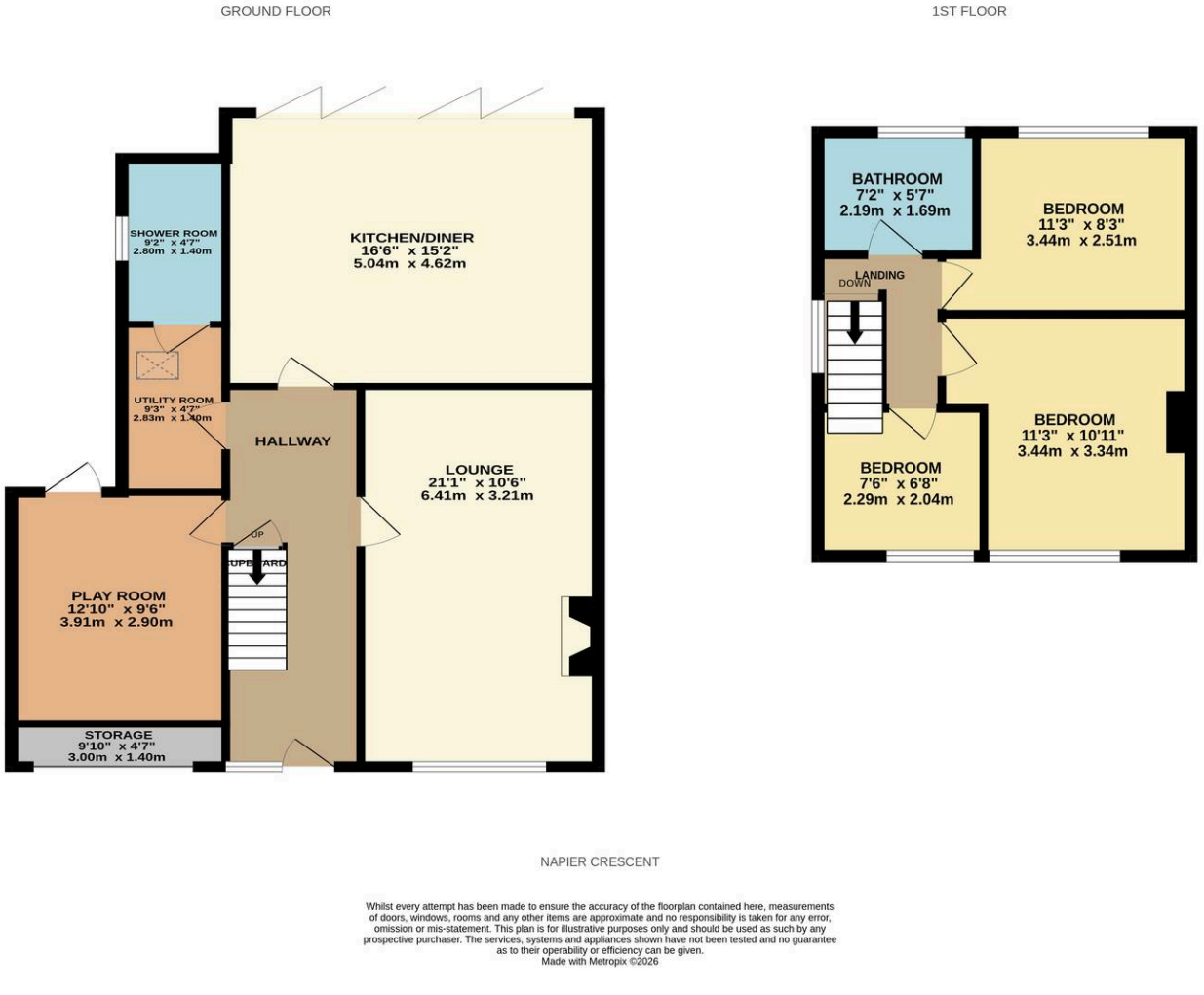
home office, play space, or snug. Completing the ground floor is a modern shower room, thoughtfully designed for convenience and flexibility, catering to the needs of busy family life or visiting guests. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, each finished to a high standard and offering a peaceful retreat at the end of the day. Outside the property to the front is a paved parking area and to the rear is a landscaped garden with Indian stone patio, lawned area and composite decking raised seating area. The property benefits from gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. With its contemporary interiors, well-planned layout, and exceptional attention to detail, this home offers a wonderful blend of style and practicality, making it perfectly suited to modern family living. Located in a desirable residential area, the property enjoys easy access to local amenities, reputable schools, and excellent transport links, providing an enviable lifestyle opportunity. Off-street parking for several vehicles adds to the convenience, making daily life that bit easier. Viewing comes highly recommended to fully appreciate the quality, space, and lifestyle this outstanding home has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C



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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Hallway
21' 0" x 6' 0" (6.41m x 1.82m)

Lounge
21' 0" x 10' 6" (6.41m x 3.21m)

Kitchen / diner
16' 6" x 15' 2" (5.04m x 4.62m)

Utility Room
9' 3" x 4' 7" (2.83m x 1.40m)

Shower room
9' 2" x 4' 7" (2.80m x 1.40m)

Play room
12' 10" x 9' 6" (3.91m x 2.90m)

Storage
9' 6" x 2' 4" (2.90m x 0.72m)

Bedroom
11' 3" x 8' 3" (3.44m x 2.51m)

Bedroom
11' 3" x 10' 11" (3.44m x 3.34m)

Bedroom
7' 6" x 6' 8" (2.29m x 2.04m)

Bathroom
7' 2" x 5' 7" (2.19m x 1.69m)

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.