



Pornic Avenue, Scarborough

Offers In Excess Of £350,000



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DESCRIPTION

Welcome to this CHARMING DETACHED bungalow located on the PRESTIGIOUS Pornic Avenue in Scarborough, offering a perfect blend of SPACE, COMFORT, and STYLE. This inviting home boasts a spacious RECEPTION ROOM, KITCHEN and UTILITY ROOM, THREE BEDROOMS, TWO BATHROOMS and a SUNROOM.

As you step inside, you'll be welcomed by the living space which is designed to feel bright and open, ensuring you'll have plenty of room to relax or host gatherings. The well-appointed kitchen, providing all the space and amenities needed to whip up delicious meals. The adjacent utility room ensures that day-to-day chores remain tucked away, helping keep the home neat and organized. One of the standout features of this property is the lovely sunroom, offering a tranquil space to bask in natural light while overlooking the garden or surrounding area—perfect for unwinding after a busy day or enjoying your morning coffee.

This delightful home features three cosy bedrooms, providing comfortable sleeping quarters for the whole family. Whether you're seeking a peaceful retreat or a room to personalise, the bedrooms offer versatility and charm. The property also includes two bathrooms, ensuring convenience and ease for everyone, especially during busy mornings.

Outside, you'll find a well-maintained garden, perfect for outdoor activities, family barbecues, or simply enjoying the fresh air. the property also has a garage and off road parking. Located in a sought-after neighborhood, this house on Pornic Avenue combines practicality with elegance, making it the ideal home for a family looking to settle in Scarborough.

Don't miss the chance to make this delightful property your own—contact us today to arrange a viewing and experience the charm of Pornic Avenue firsthand!

- Kitchen with Utility Room
- Large Reception Room
- Three Bedrooms
- One Family Bathroom and Ensuite
- Bright and Airy Sunroom
- Garden, Garage and Off Road Parking







Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁸
1402.96 ft²
130.34 m²

(1) Excluding balconies and terraces

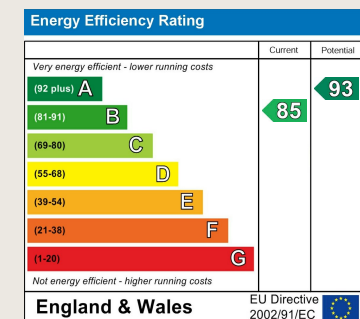
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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