



27 Nightingale Lane
Scarborough, YO12 4TU
Offers in the region of £340,000


WILLOWGREEN
ESTATE AGENTS

An Immaculate and Spacious Four Double Bedroom Detached Home on a Generous Corner Plot – Just Minutes from Coast and Countryside

We are thrilled to present this beautifully maintained, turnkey **FOUR DOUBLE BEDROOM DETACHED FAMILY HOME**, positioned on a large and enviable corner site on this well regarded development.

Set amidst stunning countryside with the coast just moments away, this property combines the best of rural and coastal living. Excellent road links offer easy access to Scarborough, Malton, York, Pickering, and Hull, while Seamer Station nearby provides direct rail services to York, Manchester, and London.

This superbly proportioned home offers spacious, versatile living throughout. The welcoming central hallway leads to a dual-aspect lounge, flooded with natural light. Opposite, a separate formal dining room enjoys a front-facing outlook, while the generous breakfast kitchen boasts an excellent range of fitted units, integrated appliances, and an adjoining utility room. A ground floor guest cloakroom completes the downstairs layout.

Upstairs, there are four double bedrooms with fitted wardrobes. The principal bedroom benefits from a sleek en suite with shower, while the family bathroom features a modern white suite with bath and shower over. A brand new gas boiler (Nov 2023) powers the central heating, enhanced by a Hive smart thermostat compatible with Alexa and smartphone control.

Outside, the home sits on a substantial plot with a large front lawn, off-street parking, and a detached double garage with power, lighting, and an electric door. The private, enclosed rear garden enjoys a sunny aspect and is perfect for entertaining, with a bespoke handmade bar and pergola-shaded



ENTRANCE HALL 6'2" x 8'5" (1.88 x 2.58)
UPVC double glazed window and UPVC double glazed door to the front aspect, telephone point, radiator, power points, stairs to the first floor landing.

GUEST CLOAKROOM 6'2" x 4'3" (1.89 x 1.3)
Modern two piece suite comprising of low flush WC, vanity wash hand basin, chrome heated towel rail, extractor fan.

LIVING ROOM 10'9" x 21'5" (3.3 x 6.54)
UPVC double glazed window to the front aspect, UPVC double glazed French doors to the rear giving access to the rear garden, radiator and power points.

DINING ROOM 9'6" x 12'3" (2.92 x 3.75)
UPVC double glazed window to the front aspect, radiator and power points.

KITCHEN 9'5" x 12'7" (2.88 x 3.84)
UPVC double glazed window to the rear aspect, range of shaker style wall and base units with butcher block work surface, stainless steel sink and drainer, integrated double oven with four ring induction hob, extractor hood, space for dishwasher, integrated under the counter fridge and freezer, breakfast bar, radiator and power points.

UTILITY ROOM 6'0" x 7'10" (1.85 x 2.41)
UPVC double glazed window to the rear aspect, UPVC double glazed door to the rear giving access to the rear garden, range of wall and base units with butcher block work surface, space for washing machine, radiator and power points.

LANDING 9'5" x 3'3" (2.88 x 1.01)
Power point and loft access.

BEDROOM ONE 9'8" x 12'2" (2.95 x 3.72)
UPVC double glazed window to the front aspect, fitted sliding wardrobes, radiator and power points.

EN SUITE 6'5" x 8'9" (1.96 x 2.68)
UPVC double glazed window to the front aspect, modern white three piece suite comprising of low flush WC, circular bowl wash hand basin, fully tiled shower cubicle, extractor fan, chrome heated towel rail, shaver point.

BEDROOM TWO 11'0" x 12'2" (3.36 x 3.71)

UPVC double glazed window to the front aspect, airing cupboard, radiator and power points.

BEDROOM THREE 8'9" x 9'2" (2.67 x 2.8)
UPVC double glazed window to the rear aspect, fitted wardrobes, radiator and power point.

BEDROOM FOUR 9'5" x 9'1" (2.88 x 2.79)
UPVC double glazed window to the rear aspect, fitted sliding wardrobe, radiator and power points.

BATHROOM 8'9" x 4'5" (2.68 x 1.367)
UPVC double glazed window to the rear aspect, modern three piece suite comprising of low flush WC, vanity wash hand basin, panel enclosed bath with shower over, chrome heated towel rail, shaver point.

DOUBLE GARAGE 15'10" x 16'9" (4.83 x 5.12)
Brick built double garage, electrically powered remote controlled up and over roller door, fuse box, power points and light.

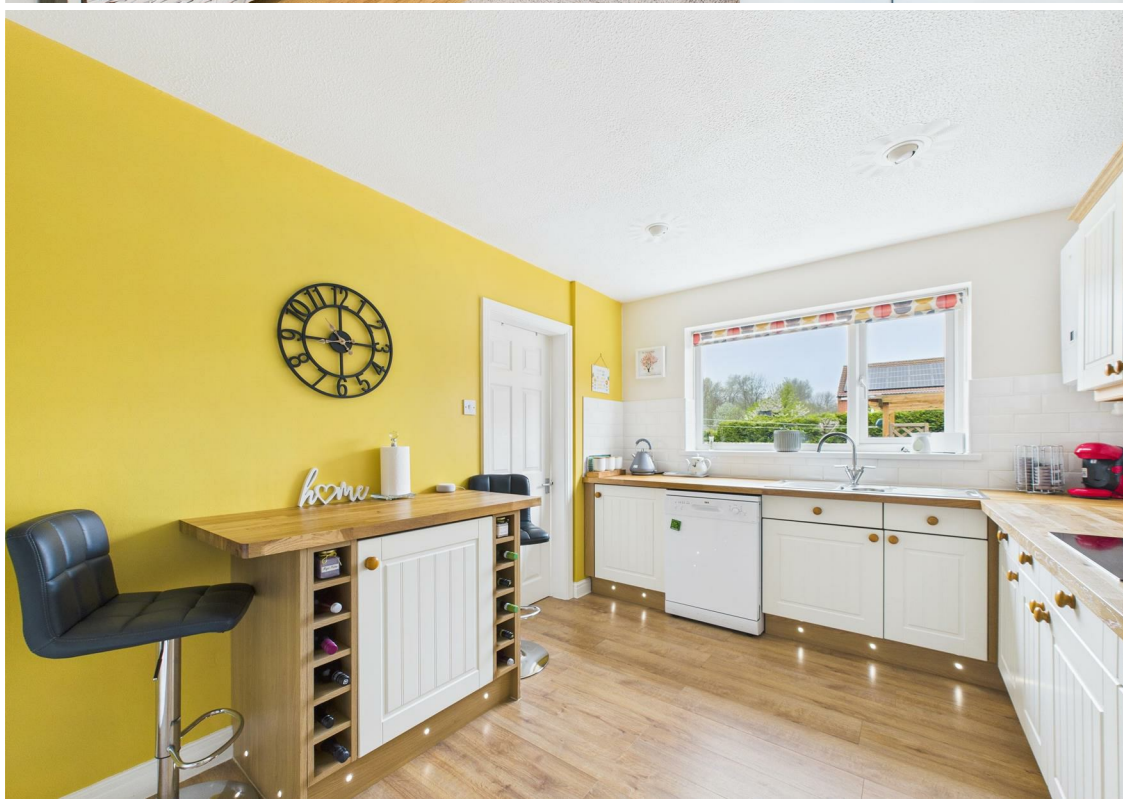
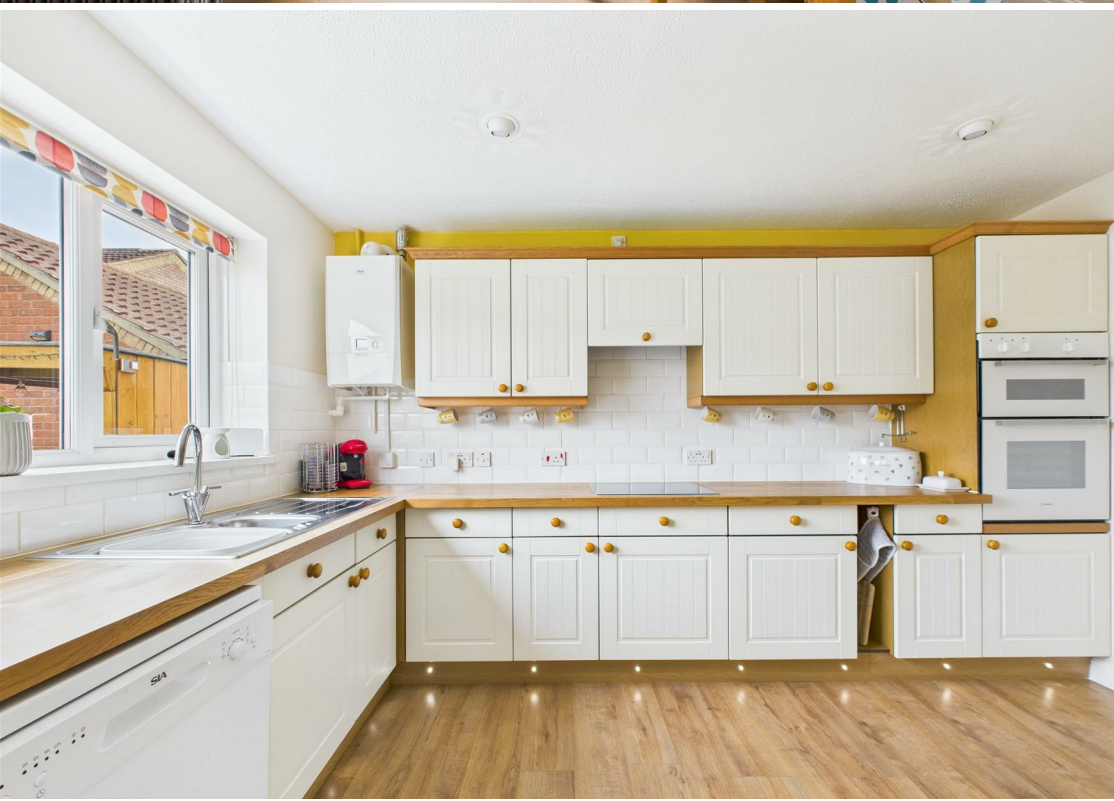
REAR GARDEN
Private and enclosed rear garden with side gated access consisting of lawned area, decking, seating area with pergola, (formerly used for a hot tub) bespoke hand made bar, numerous patio areas, outside tap and outside power points.

FRONT GARDEN
Driveway to the side leading to the detached double garage with further gravelled area for parking. Lawn to the front with mature Laurel bush and flower borders.

COUNCIL TAX BAND E

SERVICES
Mains gas, water and electricity.

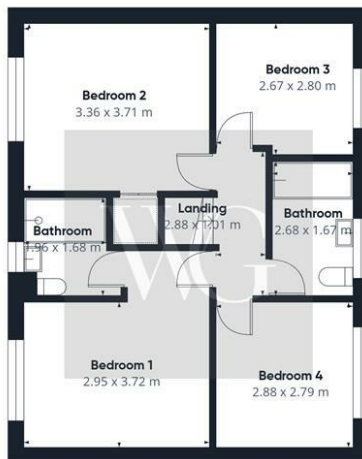
EPC RATING







Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

WG

Approximate total area⁽¹⁾
132.7 m²
Reduced headroom
0.3 m²

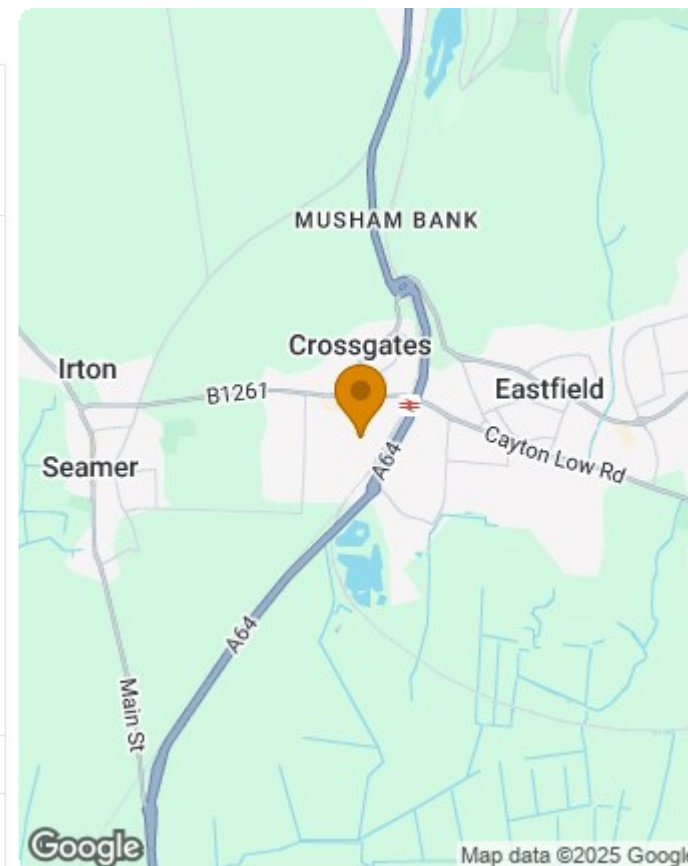
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

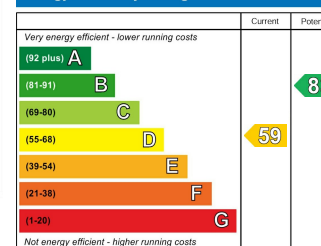
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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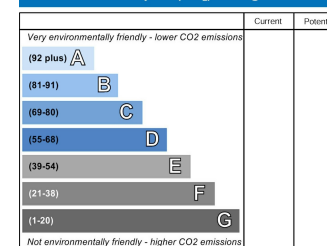
Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive
2002/91/EC



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