

Ouzel Grove, Middle Deepdale, Scarborough,
Guide Price £365,000



Modern FOUR BEDROOM DETACHED with DOUBLE GARAGE, DRIVEWAY, SOUTH FACING ENCLOSED LEVEL GARDENS. APPROX. 6 years of NHBC WARRANTY. MASTER EN SUITE, LOUNGE, OPEN PLAN FAMILY DINING KITCHEN plus UTILITY, Downstairs WC, wardrobes all Bedrooms, FAMILY BATHROOM, UNDERFLOOR HEATING, DOUBLE GLAZING, CENTRAL HEATING -

Entrance Hall

UPVC double glazed door to the front aspect, storage cupboard, power point, under floor heating, stairs to the first floor landing.

WC

Modern two piece suite comprising of low flush WC, wash hand basin, extractor fan, radiator, underfloor heating.

Lounge 6.70m x 3.25m - 22'0" x 10'8"

UPVC double glazed window to the front aspect, UPVC double glazed French doors to the rear giving access to the rear garden, TV point, remote controlled electric flame effect wall mounted fire, power points and under floor heating.

Dining Area 5.40m x 3.35m - 17'9" x 11'0"

UPVC double glazed bay window to the front aspect, TV point, power point and under floor heating.

Kitchen/Breakfast Room 4.00m x 2.80m - 13'2" x 9'3"

UPVC double glazed window to the rear aspect, range of duck egg blue wall and base units with roll top work surface, stainless steel sink and drainer, integrated fridge freezer, integrated dishwasher, Zanussi electric double oven with Zanussi four ring induction hob, extractor hood, power points and underfloor heating.

Utility

UPVC double glazed door to the rear aspect giving access to the rear garden, range of duck egg blue wall and base units with roll top work surface, stainless steel sink and drainer, space for washing machine, space for tumble dryer, power points and under floor heating.

First Floor Landing

Airing cupboard, power point and loft access.

DISCLAIMER

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.

Bedroom One 3.90m x 3.20m - 12'10" x 10'6"

UPVC double glazed window to the rear aspect, TV point, two fitted wardrobes, radiator and power points.

En Suite

UPVC double glazed window the side aspect, modern white three piece suite comprising of low flush WC, free standing vanity wash hand basin, walk in double shower, extractor fan, chrome heated towel rail and tiled flooring.

Bedroom Two 3.30m x 3.15m - 10'10" x 10'4"

UPVC double glazed window to the front aspect, fitted wardrobes, TV point, radiator and power points.

Bedroom Three 3.30m x 3.00m - 10'10" x 10'4"

UPVC double glazed window to the front aspect, fitted wardrobe, radiator and power points, currently used as a dressing room.

Bedroom Four 3.30m x 3.00m - 10'10" x 10'4"

UPVC double glazed window to the rear aspect, fitted wardrobe, radiator and power points, currently used as an office.

Family Bathroom

UPVC double glazed window to the front aspect, modern white three piece suite comprising of low flush WC, free standing wash hand basin, panel enclosed bath with shower over, extractor fan, shaver point, chrome heated towel rail, tiled flooring.

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Double Garage

Brick built with up and over door to the front personnel door to the side, power points and light with its own fuse box.

Front Garden

Low maintenance front garden with driveway to the double garage and extra off street parking, lawn area with flower border.

Rear Garden

Low maintenance rear garden laid to lawn with decking area and patio area, outside tap and power sockets, with side gated access

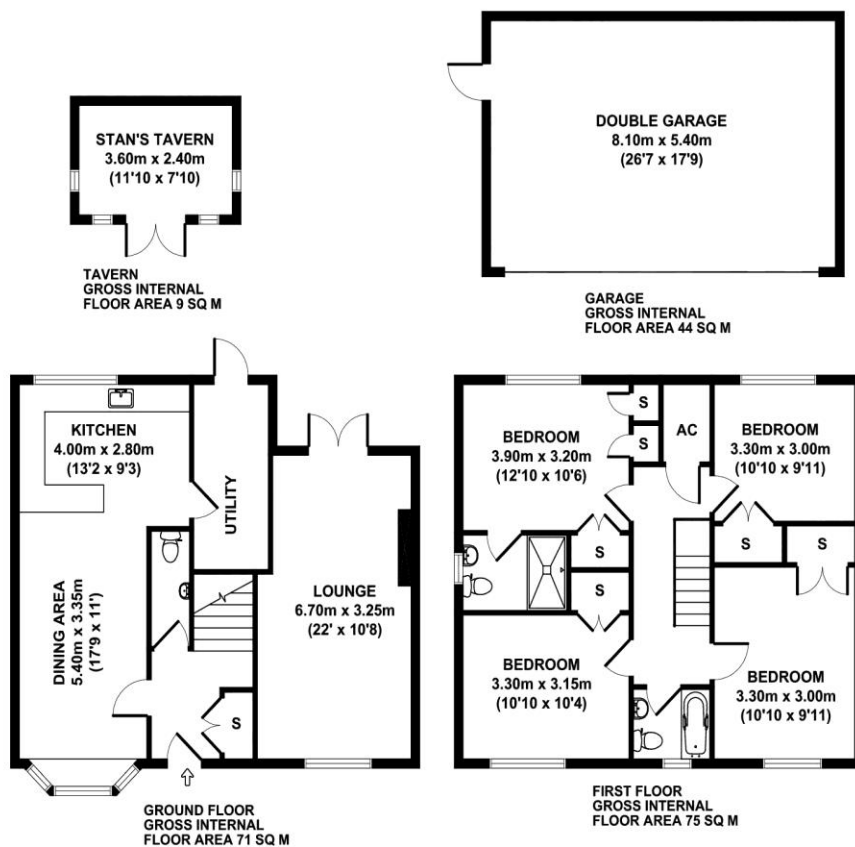
Stans Tavern

Wooden construction with windows to the front and side and double door to the front, power points and light, currently used as a bar.

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Floor Plan



OUZEL GROVE

APPROX. GROSS INTERNAL FLOOR AREA 199 SQ M / 2142 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given