

ANNANDALE GROVE, Scalby , Scarborough,
Guide Price £465,000



**EXTENDED DETACHED FOUR DOUBLE BEDROOM - SCALBY~~MASTER EN
SUITE~~NEW KITCHEN/BREAKFAST ROOM 2022+5 YR
WARRANTY~~SEPARATE UTILITY~~LARGE LOUNGE~~SEPARATE DINING
ROOM/SNUG~~NEW GARDEN ROOM/CONSERVATORY 2021~~FAMILY
BATHROOM~~DOWNSTAIRS WC~~DOUBLE GLAZING/CENTRAL
HEATING~~NEW BOILER 2021+10 YR WARRRANTY~~DOUBLE
GARAGE~~GARDENS. PATIO.**

Entrance Hall

UPVC double glazed door to the front aspect, fitted sliding storage cupboard with power points and light, radiator, power point, stairs to the first floor landing.

WC

Window to the rear aspect, white two piece suite comprising of low flush WC, free standing corner wash hand basin, extractor fan, radiator.

Lounge 6.80m x 3.60m - 22'4" x 11'10"

UPVC double glazed Bow window to the front aspect, UPVC double glazed window to the side, feature fireplace with gas coal effect fire, TV point, radiator and power points.

Garden Room 3.60m x 2.90m - 11'10" x 9'6"

UPVC double glazed windows to the side aspects, and UPVC double glazed patio doors to the rear giving access to the rear garden, serving hatch to the side,(ideal for serving food or drinks when having a drinks party), power points and underfloor heating.

Dining Room 4.60m x 3.30m - 15'2" x 10'10"

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

Kitchen/Breakfast Room 5.00m x 3.30m - 16'5" x 10'10"

UPVC double glazed window to the rear aspect, a range of Wren shaker wall and base units in Pebble Matte with Xena Quartz worktop, sink and drainer, integrated fridge freezer, walk in pantry, integrated STOVES range with two electric ovens, grill and five ring gas hob with extractor hood, integrated dishwasher, pull out bin drawers, radiator and power points.

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.

Utility 2.90m x 1.80m - 9'6" x 5'10"

UPVC double glazed door to the rear aspect giving access to the rear garden, (serving hatch to the side ideal for serving drinks or food when having a drinks party), range of Wren shaker wall and base units in Pebble Matte with Xena Quartz worktop, space for washing machine, integrated wine cooler, cupboard housing the Valliant gas combi boiler, radiator and power points.

First Floor Landing

UPVC double glazed window to the front aspect, radiator, power points, loft access with drop down ladder part boarded and light.

Bedroom One 8.80m x 3.30m - 19'1" x 10'10"

UPVC double glazed window to the rear aspect, fitted wardrobes and fitted dressing table, radiator and power points.

En Suite

UPVC double glazed window to the rear aspect, white three piece suite comprising of low flush WC, wash hand basin, fully tiled shower cubicle with electric shower, extractor fan, shaver point, chrome heated towel rail, tiled flooring.

Bedroom Two 3.70m x 3.60m - 12'2" x 11'10"

UPVC double glazed window to the rear and side aspects, fitted wardrobes, radiator and power points.

Family Bathroom

UPVC double glazed window to the side aspect, white four piece suite comprising of low flush WC, vanity wash hand basin, panel enclosed bath with hand held shower, fully tiled shower cubicle with shower, shaver point, extractor fan, chrome heated towel rail, tiled flooring.

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Bedroom Three 3.60m x 3.30m - 11'10" x 10'10"

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

Bedroom Four 3.60m x 2.90m - 11'10" x 9'7"

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

Double garage / Workshop 5.00m x 4.80m - 16'5" x 15'9"

Brick built with up and over roller door, UPVC double glazed window to the side and UPVC double glazed personnel door to the front, power points and light.

Rear Garden

Side gated access to the rear garden laid to lawn with bush borders, block paved patio area, outside tap and outside power sockets.

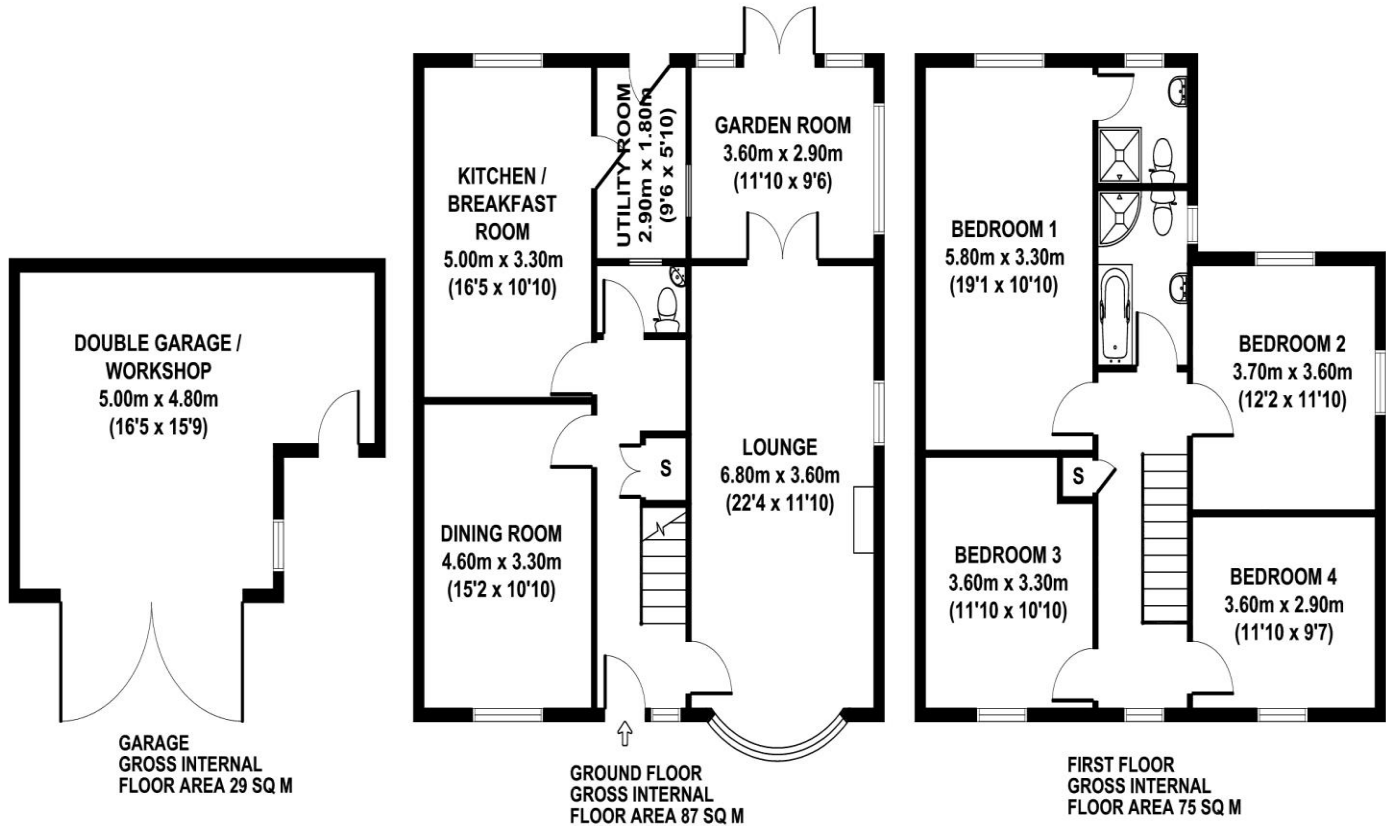
Front Garden

Low maintenance front garden laid to lawn with flower borders, block paved driveway to the side leading to the detached double garage/ workshop with ample off street parking for numerous vehicles.

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Floor Plan



ANNANDALE GROVE

APPROX. GROSS INTERNAL FLOOR AREA 191 SQ M / 2056 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