



01947 601301



6 CORNCRAKE
DRIVE, WHITBY

4 BED DETACHED HOUSE



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PROPERTY FEATURES

- Modern Detached House with Garage
- Built in 2023 by David Wilson Homes
- Open Plan Kitchen/Diner with French Doors to the Garden
- High-Gloss Kitchen with Integrated Appliances
- Separate Utility Room & Downstairs WC
- 4 Double Bedrooms & 2 Bathrooms, including an En-Suite
- Gas Central Heating & Double-Glazing Throughout
- West-Facing Rear Garden with Patio & Lawn

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **2**

Reception Rooms: **1**

Parking: **DRIVEWAY, GARAGE**

Outside Space: **GARDEN, PATIO**

Tenure: **FREEHOLD**

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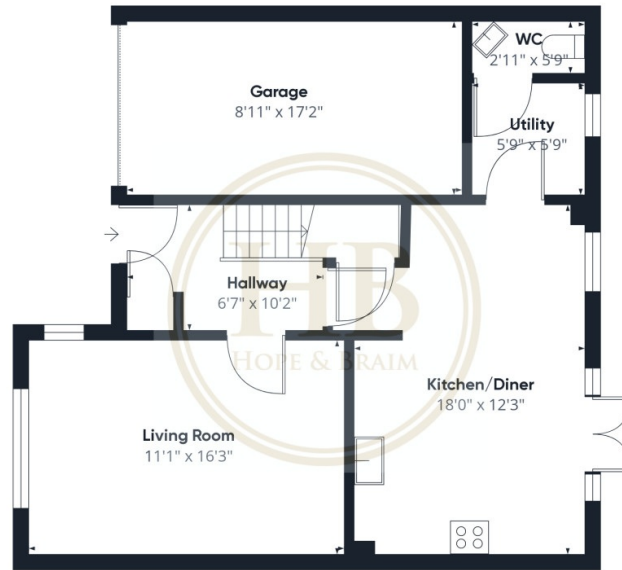
6 CORNCRAKE DRIVE, WHITBY- 4 bed Detached House -£365,000



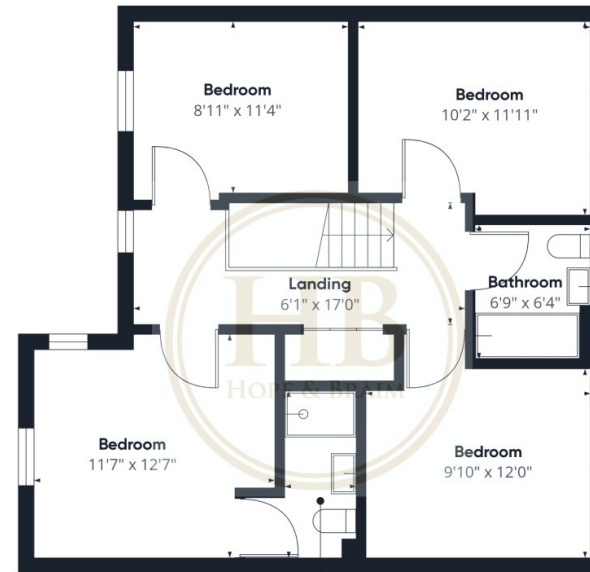
Hope & Braim are delighted to present 6 Corncrake Drive in Whitby to the market. This immaculate detached home has stylish interiors with modern fixtures & fittings and is a turnkey property with the benefit of a garage and lawned gardens. As part of the first phase of the Abbey View Development by David Wilson Homes the property is covered by a 12-year NHBC warranty to give peace of mind to any prospective buyer. The interiors are beautifully presented with the addition of wallpaper, curtains and blinds adding a splash of colour and interest. There is a lounge at the front of the property with a large picture window that floods the room with natural light, whilst to the rear is an open plan kitchen/diner that has French doors to the garden. There is a good range of high-gloss kitchen cabinets with integrated appliances plus a separate utility room with worktop and a downstairs WC. Upstairs there is a galleried landing with built in storage and four double bedrooms with the principal bedroom having an en-suite shower room. The house bathroom has a three-piece suite comprising a bath with a shower over it, a wash hand basin and a WC. The property is energy-efficient with a B EPC rating and has gas central heating and double-glazing throughout. Outside there is a double driveway and an integral garage, whilst to the rear there is a lawned garden and a stone-flagged patio, ideal for family BBQs and outside entertaining.



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Floor 0



Floor 1

Approximate total area⁽¹⁾
1341.08 ft²

(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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		93
Energy efficient - lower running costs	B	64	
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		

England, Scotland & Wales EU Directive 2002/91/EC

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings.

We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

