



01947 601301



## 18 LABURNUM GROVE, WHITBY

3 BED SEMI-DETACHED HOUSE



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## PROPERTY FEATURES

- Stunning Family Home with Large Garden
- Open Plan Living with Bi-fold Doors onto a Sundeck
- Cosy Lounge with Log Burning Stove
- 3 Bedrooms, Luxurious Bathroom & WC
- Off-Street Parking for 4 Cars
- South-Facing Garden with a Garden Room
- Close to Local Amenities & Schools

Type: **SEMI-DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **1**

Reception Rooms: **2**

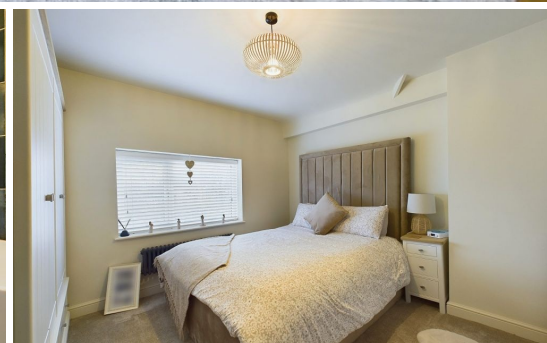
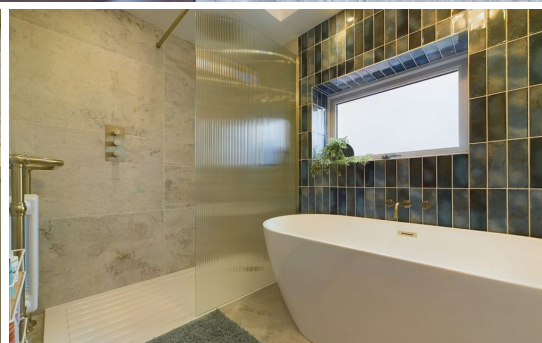
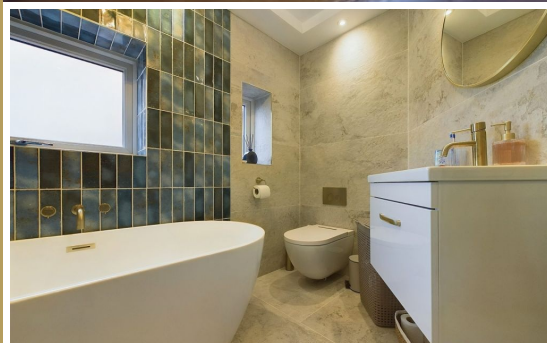
Parking: **OFF ROAD PARKING**

Outside Space: **SOUTH FACING GARDEN**

Tenure: **FREEHOLD**

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18 LABURNUM GROVE, WHITBY- 3 bed Semi-Detached House -£325,000



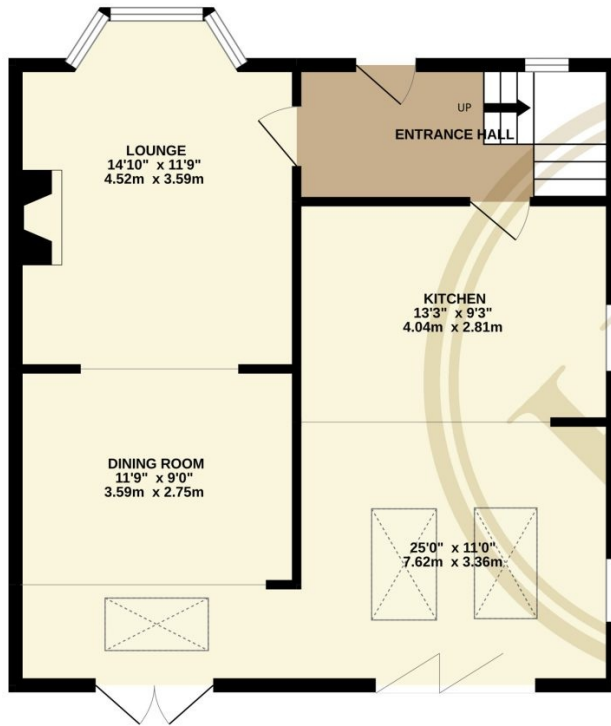


Hope & Braim are delighted to present 18 Laburnum Grove in Whitby to the market. This stunning family home is beautifully presented throughout and has a large South-facing Terrace and garden, all located on a cul-de-sac close to the town centre and local amenities. The property has been transformed by a large ground floor extension to the rear that has nearly doubled the square footage and links the outside to the inside with bi-fold doors onto the terrace. The interiors are beautifully presented and benefit from having high-specification fixtures, gas central heating and double-glazing throughout. Downstairs there is a welcoming entrance hall which leads through to the open plan kitchen that has a breakfast bar with seating and is flooded with natural light from the two large Velux Windows and the Bi-Fold Doors. The kitchen is linked to the dining room that has French Doors onto the Terrace and a large opening through to lounge that is kept cosy with a log burning stove. Upstairs there are three bedrooms comprising two doubles with the third currently being used as a home office. There is a luxurious bathroom with a free-standing roll top bath, and a separate WC. Outside the front of the house there is a stone-flagged driveway providing off-street parking for multiple vehicles. To the rear is a large South-Facing Garden that is mainly lawned with a Detached, Modern Garden Room that has a WC, light and power, making it ideal for those working from home or as a garden retreat.

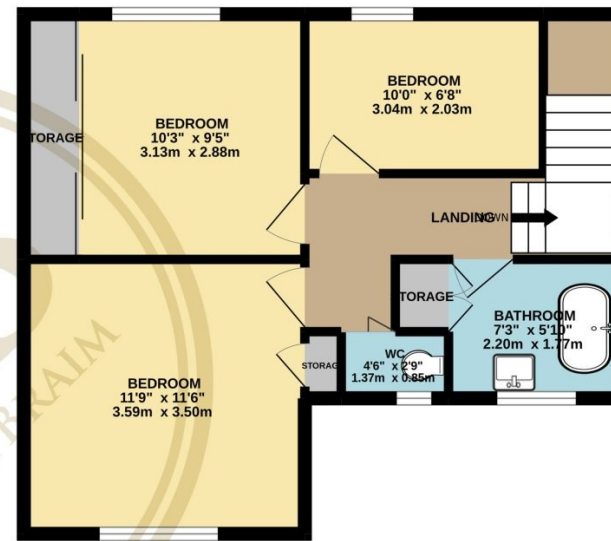


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GROUND FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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