



01947 601301

1 CORMORANT  
ROAD, WHITBY  
4 BED DETACHED HOUSE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK





## PROPERTY FEATURES

- Detached House with a South-Facing Garden
- Built in 2018 by David Wilson Homes
- Lounge, Dining Room, Study & Breakfast Kitchen
- 4 Double Bedrooms & 2 Bathrooms, including an En-Suite
- Gas Central Heating & Double-Glazing Throughout
- South-Facing Garden with Patio & Lawn
- Double Garage & Driveway for Multiple Cars
- Edge of Scoresby Park close to the Town Centre

Type: **DETACHED HOUSE**  
Availability: **FOR SALE**  
Bedrooms: **4**  
Bathrooms: **2**  
Reception Rooms: **2**  
Parking: **DOUBLE GARAGE, DRIVEWAY**  
Outside Space: **GARDEN**  
Tenure: **FREEHOLD**

01947 601301

[www.hopeandbraimstateagents.co.uk](http://www.hopeandbraimstateagents.co.uk)



1 CORMORANT ROAD, WHITBY- 4 bed Detached House -£450,000

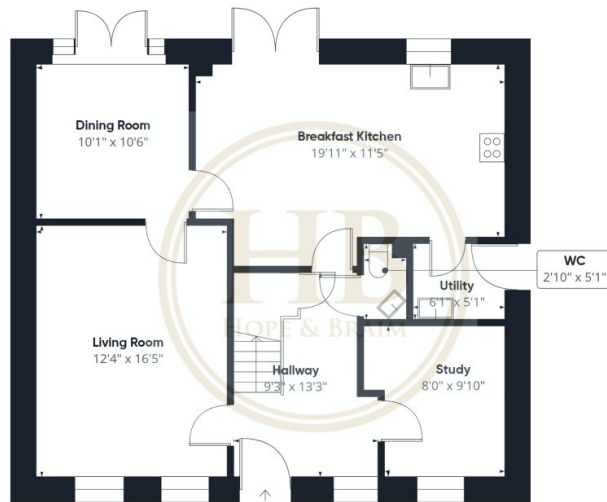


Hope & Braim are delighted to present 1 Cormorant Road in Whitby to the market. This generous detached family home with its private gardens and double garage has everything a large family could wish for. Built by David Wilson Homes in 2018 as part of the last phase of the Scoresby Park development, these large executive homes enjoy in the best location on the whole site, as they are on the edge with views over woodland and are closest to the town centre. The owners have upgraded The Chelworth design with the addition of a kitchen island and fitted plantation blinds to the windows. The accommodation has been well planned with families in mind, by having a generous entrance hall leading through to a 20-foot breakfast kitchen that has high gloss cabinets, integrated appliances and French doors that open onto the enclosed gardens. There is also a dining room with French doors and a comfortable lounge with open views, a study, and a WC downstairs. A galleried landing upstairs leads to 4 bedrooms and 2 bathrooms, which benefit from having built-in storage and quality fixtures & fittings throughout. Outside there is a driveway providing ample off-street parking and a double garage, which could easily be re-purposed into a gym or home office. It is no exaggeration to say this property is in show-home condition as it has been much-loved and beautifully presented, which will make it attractive to those wanting a new-build home without a long wait.

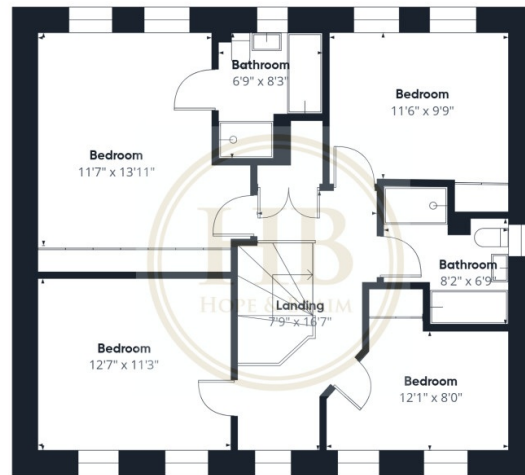


1 CORMORANT ROAD, WHITBY- 4 bed Detached House -£450,000





Floor 0



Floor 1



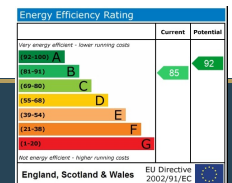
Approximate total area<sup>(1)</sup>  
1578 ft<sup>2</sup>

(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



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.

