



01947 601301



64 DERWENT ROAD,
WHITBY

4 BED DETACHED HOUSE



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PROPERTY FEATURES

- Detached House with a Garden & Garage
- Open Plan Kitchen/Diner with Integrated Appliances
- Lounge with a South-Facing Bay Window
- Utility Room & Downstairs WC
- Principal Bedroom with En-Suite Bathroom
- 4 Bedrooms, Study & 2 Bathrooms
- Gas Central Heating & Double-Glazing Throughout
- Lawned Garden with Patio & Sun Deck

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **2**

Reception Rooms: **1**

Parking: **DRIVEWAY, GARAGE**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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64 DERWENT ROAD, WHITBY- 4 bed Detached House -£385,000

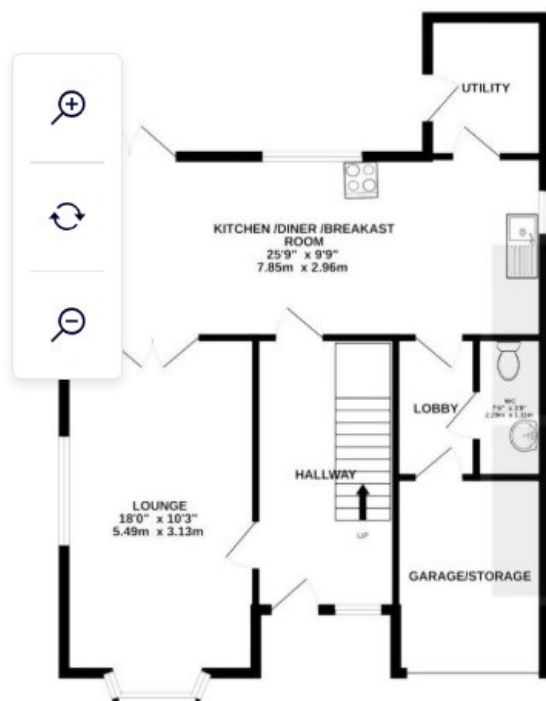


A substantial detached family residence occupying an enviable position on the periphery of Whitby's golf course, where the rolling fairways meet the North Yorkshire coastline. This thoughtfully configured home combines generous living accommodation with the tranquillity of its elevated setting, whilst remaining within easy reach of the town's amenities and spectacular coastal walks. The ground floor presents an inviting open-plan kitchen and dining area, comprehensively fitted with integrated appliances and providing an ideal space for family life and relaxed entertaining. Natural light floods the sitting room through a handsome south-facing bay window, creating a warm and welcoming principal reception. Practical arrangements include a separate utility room and cloakroom, whilst the property benefits throughout from gas central heating and double-glazing. The first floor accommodates three well-proportioned bedrooms, with the principal bedroom enjoying the luxury of an en-suite bathroom. A dedicated study offers flexible space for home working, complemented by a family bathroom serving the remaining accommodation. A fifth bedroom has been cleverly incorporated within the roof space, complete with its own en-suite WC, providing excellent guest accommodation or teenage retreat with a pleasing sense of privacy. Externally, the property's lawned gardens have been thoughtfully landscaped to incorporate a paved patio and raised sun deck, perfectly positioned to capture the southerly aspect and providing delightful spaces for outdoor dining and summer relaxation. A detached garage completes the practical arrangements. The location proves particularly appealing for families, combining the peace of this sought-after residential setting with proximity to well-regarded local schools, the championship golf course, and Whitby's historic harbour and beaches. The coastal footpath network and the dramatic beauty of the North York Moors lie within comfortable reach, whilst the town centre's shops, restaurants and cultural attractions remain easily accessible.

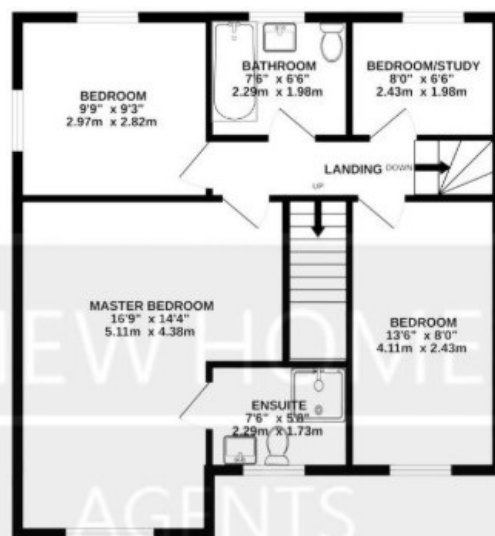


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GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
661 sq.ft. (61.5 sq.m.) approx.



2ND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 1767 sq.ft. (164.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Low energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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