



21 Stepney Grove, Scarborough, YO12 5DF

Price Guide £795,000

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Stepney Grove, Scarborough

Price Guide £795,000

This SUBSTANTIAL FOUR BEDROOM DETACHED RESIDENCE which provides GENEROUS LIVING PROPORTIONS of approx 3500 square feet with a FEATURE OPEN PLAN KITCHEN/DINING/FAMILY ROOM, EN-SUITES to all bedrooms, AMPLE OFF-STREET PARKING, GARAGE and LAWNED GARDENS.

The house has been meticulously redesigned and incorporates a number of key traditional architectural details, together with modern specifications, ranging from the small handmade bricks, period style sash windows, stone entrance and string course, to the Georgian railings fronting the property. Previously a 1950's style detached property, a programme of extensive development, extensions and landscaping has resulted in a superb, feature family home with open plan living and the 'wow factor' with high specification modern finish and decoration throughout. The property has the additional benefit of underfloor heating to the entire of the ground floor plus underfloor heating to the first floor bathrooms.

The accommodation itself briefly comprises of a entrance vestibule and double doors leading to a feature spacious entrance hall with separate w/c and utility room off as well as doors leading to a formal lounge and dining room at the front of the house then to the rear a substantial open plan family room/diner and modern breakfast kitchen with glass windows and doors to the rear overlooking and providing access out to the rear garden. Off this room is also a study with further door leading into the integral garage. To the first floor is a feature galleried landing with doors leading to four generous double bedrooms all of which benefit from en-suite facilities plus a further house bathroom

Being located within the ever popular Stepney area the house affords excellent access to a good range of amenities including Scarborough Hospital, Falsgrave shopping parade and a choice of popular drinking/eating establishments therein, also a choice of popular schools and colleges as well as being near a regular bus route.

- Stunning Modern Detached Family Home
- Four Double Bedrooms, Five Bathrooms
- Feature Modern Open Plan Kitchen/Dining/Family Room
- High Specification Finish and Feel Throughout
- Popular Stepney Location



ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule
6'10" x 4'7"

Hallway
28'2" max x 10'2" max

Lounge/Cinema Room
19'8" x 11'9"

Formal Dining Room/Play Room
15'8" x 12'9"

Open Plan Kitchen/Family Room/Dining Area
37'8" max x 33'1" max

Utility Room
12'9" max into cupboards x 8'10" max

Study
11'9" x 7'6"

Gym
14'9" x 11'9"

Bike/Log Store
11'9" x 5'6"

Downstairs WC
3'11" x 3'7"

FIRST FLOOR

Landing
17'0" x 10'5"

Master Bedroom
20'0" x 15'8"

En-suite to the Master Bedroom
12'9" x 7'10"

Bedroom Two
19'4" x 12'9" max

En-suite to Bedroom Two
10'2" x 4'7"

Bedroom Three
15'8" max x 12'1"

En-suite to Bedroom Three
8'6" x 3'11"

Bedroom Four
15'5" x 9'10"

En-suite to Bedroom Four
8'10" x 4'7"

House Bathroom
8'6" x 7'10"

Potential Balcony (Subject to the Necessary Permis
17'0" x 10'5"

Details Prepared
TLPF/251022



A SUBSTANTIAL FOUR BEDROOM DETACHED RESIDENCE which provides GENEROUS LIVING PROPORTIONS of approx 3500 square feet







GROUND FLOOR
1911 sq.ft. (177.5 sq.m.) approx.

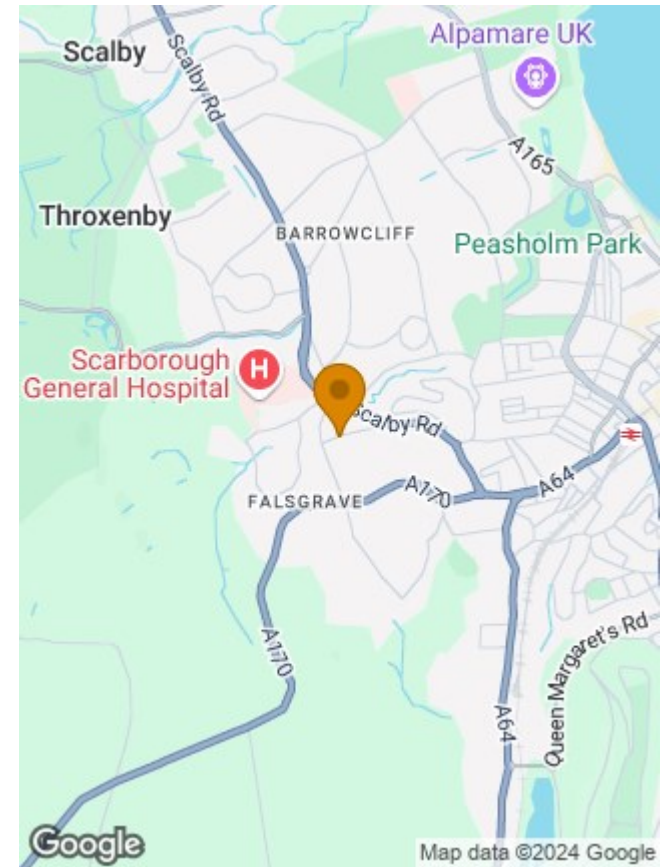


1ST FLOOR
1597 sq.ft. (148.3 sq.m.) approx.



TOTAL FLOOR AREA : 3508 sq.ft. (325.9 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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Interested? Get in touch today:

t. 01723 352235 e. sales@cphproperty.co.uk
19 St.Thomas Street, Scarborough YO11 1DY
www.cphproperty.co.uk

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