



21 Stepney Grove, Scarborough, YO12 5DF

Price Guide £750,000

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Stepney Grove, Scarborough

Price Guide £750,000

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

- 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

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.



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



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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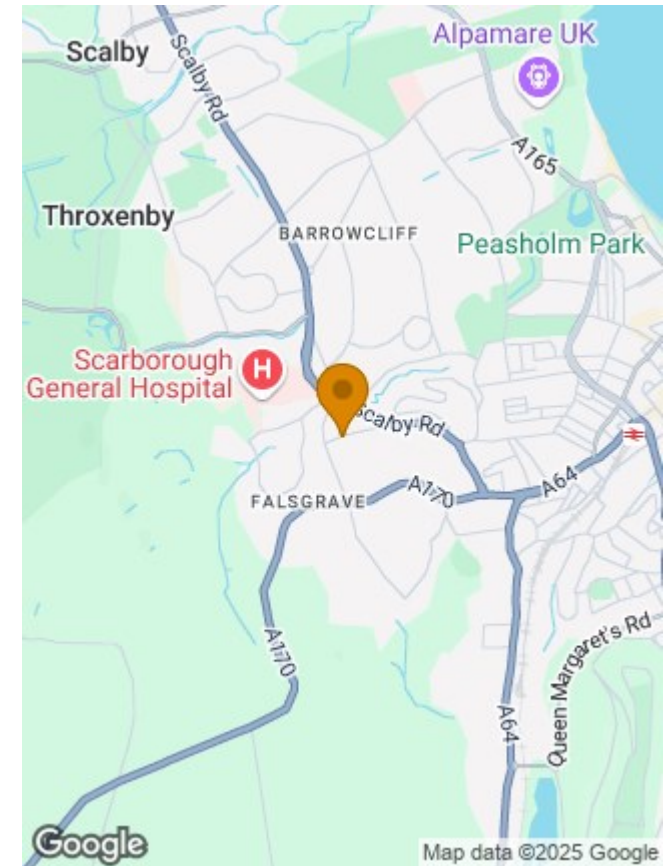
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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:

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132