



32 Stepney Drive, Scarborough YO12 5DH

Guide Price £695,000

CPH

Prestige
Collection
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Stepney Drive, Scarborough

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- An Iconic Modern property with light and spacious accommodation amounting to nearly 3000 ft2
- High specification fixtures, fittings and finishes throughout.
- Set on an enviable plot located in the Popular Stepney area of Scarborough.
- Five Bedrooms, two with en-suite facilities and a further house bathroom.
- Landscaped grounds with sheltered entertaining area and separate home office/games room.
- Garage and private parking for several vehicles.

+++ CPH are delighted to be offering to the property market this spectacular contemporary FIVE bedroom Detached house which was redeveloped around an original 1970's design, completely reimagined to create a superb family home well located on Stepney Drive. +++

The property has been finished to an impressively high standard throughout, flooded with light and fitted with natural materials, including solid oak floors and internal joinery throughout and is beautifully presented throughout. The property benefits from underfloor heating to the Ground Floor on a zoned system, is fitted with an integrated Bluetooth controlled 'SONOS' surround sound and comes out well on energy performance.

The house is flooded with natural light, from the 'Wow factor' entrance hall which has a vaulted ceiling and a completely glazed with feature apex.

The main open plan living space has a superb triple aspect and doors opening out onto the grounds to two sides.

In total the accommodation amounts to almost 3,000 ft2 in total and in brief comprises of:

Entrance hall with elegant wrought iron and oak return stairs to the First Floor, private study, an open plan arrangement of rooms which seamlessly incorporates the living and dining rooms and opens through to the kitchen. The kitchen with solid wood units, Corian worktops and fitted appliances combines being a sociable space and a highly practical family hub which looks across the living space and down to the Lounge. Tucked away are the more practical rooms; utility room, cloakroom and an internal access into the garage.

On the First Floor, Master bedroom which has a vaulted ceiling, double aspect and Juliet balcony to the front and an adjoining shower room. Further double bedroom with a triple aspect, also with Juliet balcony and en-suite. There are three further bedrooms and a stylish main bathroom with polished chrome slipper bath and separate shower.

The grounds have been further landscaped by the current vendors and provide an ideal combination of entertaining areas along with traditional lawn. A garden room stands on the northern boundary and would make an ideal home office or games room. To the front there is a good level of parking for several vehicles.

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 into Scarborough.

Internal viewing for this property is highly recommended in order to fully appreciate this substantial family home. If you wish to arrange a viewing please contact our friendly team at CPH on 01723352235 or visit our website www.cphproperty.co.uk.

An Iconic property, flooded with light
located in the sought after Stepney area of
Scarborough. Viewing is a must!



Accommodation

Entrance Hall

16'8" x 15'5" max
Fully glazed front elevation with oak front door opening into a vaulted entrance hall. Wrought iron and oak return staircase to the First Floor. Open understairs area. Central feature light. Oak flooring.

Office

15'8" x 7'2"

Kitchen/ Sitting/ Dining Room

48'2" x 14'5"
Superb open plan arrangement with the living, kitchen and dining accommodation seamlessly arranged within an L shaped configuration. Glazing to all sides with doors opening out to the side. Oak floor. Feature slate wall housing inset fireplace with raised oak topped plinth. Television point. Dining area with door out to the side. Bespoke fitted kitchen with solid wood base and wall units and matching Island. Polished Corian worktops incorporating one and a half bowl stainless steel sink with mixer tap. Integrated electric oven and gas hob with extractor overhead. Tiled splash back. Breakfast bar. Window to the side. Sliding doors opening out onto the garden at the rear.

Lounge

13'5" x 15'5"

Utility Room

7'2" x 6'10"

WC

6'6" x 3'3"

First Floor Landing

Bedroom One

15'8" x 11'1"

Ensuite

9'2" x 3'3"

Bedroom Two

24'11" x 13'5"

Ensuite

9'10" x 3'3"

Bedroom Three

14'5" x 8'6"

Bedroom Four

14'9" x 10'2"

Bedroom Five

15'8" x 7'2"

House Bathroom

10'2" x 9'10"

Integral Garage

15'1" x 7'2"

Double doors to the front. Electric fuses and consumer unit. Wall mounted gas fired Worcester central heating boiler. Hot water cylinder.

Outside

The property is set on a generous private plot which features a large Block-paved frontage, which provides Off-street parking for numerous vehicles.

To the rear of the property is a Landscaped Garden with lawn area with raised planters, flower shrub and tree planting. The plot is bordered by an array of mature trees which enhances the views from the upper floors.

Home Office/ Games room - The property benefits from a external sheltered room, which also may be used as a garden office if required.

EPC and Council Tax

EPC 73 C, Council tax - Band F

Property Reference

ESR13648

Tenure

We are informed that the property is FREEHOLD.

Details prepared by/ Date

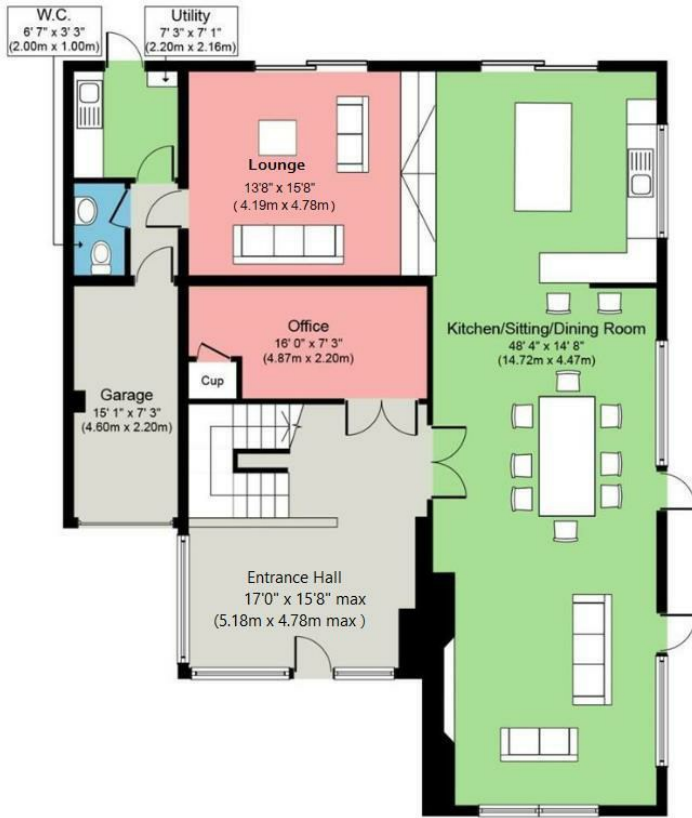
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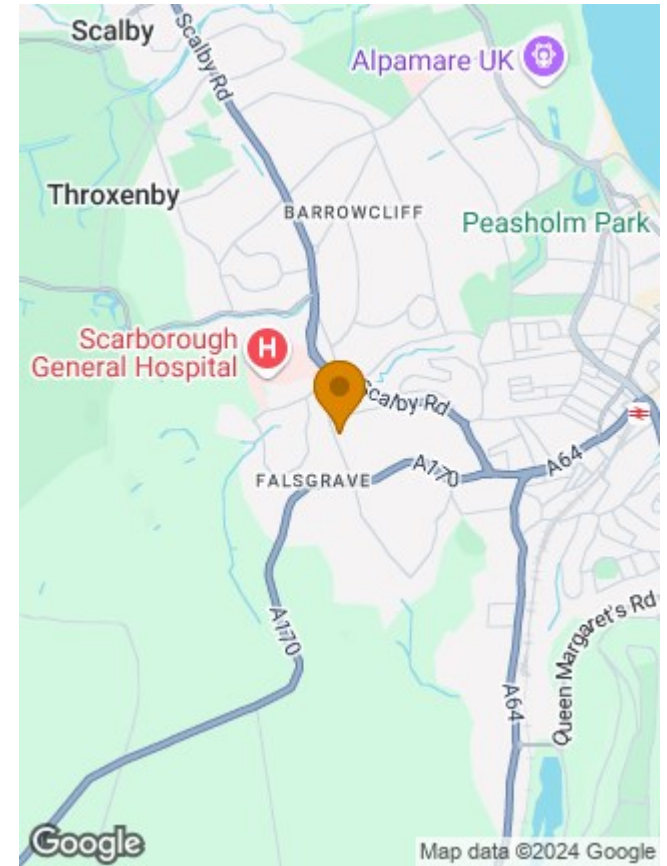
Ground Floor
Approximate Floor Area
1,566 sq. ft.
(145.5 sq. m.)



First Floor
Approximate Floor Area
1,404 sq. ft.
(130.4 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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
73	79

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
A	A

Very environmentally friendly - lower CO₂ emissions
 (82 plus) A
 (61-91) B
 (39-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



Interested? Get in touch today:
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