



20 Armstrong Road, Scarborough YO11 3YA
Price Guide £325,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- FOUR BEDROOM TURN KEY READY DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- AMPLE OFF-STREET PARKING & WELL PROPORTIONED GARAGE
- FRONT & REAR GARDENS
- EN-SUITE TO MASTER BEDROOM

Nestled in the charming Cayton village, this nearly new four-bedroom detached house on Armstrong Road is a splendid opportunity for those seeking a modern family home. Built in 2023, the property is immaculately presented and offers a perfect blend of comfort and style.

Upon entering, you are greeted by a spacious open-plan kitchen diner and family room, which is bathed in natural light thanks to the double doors that lead directly to the private south-facing garden. This outdoor space features a composite decked area and a stylish pergola, making it an ideal spot for entertaining or simply enjoying the sunshine.

The property boasts two well-appointed reception rooms, providing ample space for relaxation and family gatherings. The master bedroom is a true retreat, complete with an ensuite bathroom for added convenience. Additionally, there is a downstairs w/c and a family bathroom, ensuring that all your needs are met.

With parking available for up to four vehicles and a single detached garage, this home offers practicality alongside its many appealing features. The location in Cayton village is highly sought after, providing a friendly community atmosphere while still being close to the amenities of Scarborough.

This property is perfect for families or anyone looking for a modern, low-maintenance home in a delightful setting. Don't miss the chance to make this stunning house your new home.

To arrange a viewing please contact our friendly team on 01723 352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Lounge
16'0" x 10'2" max

W/C
7'2" x 2'11" max

Kitchen/Diner/Family Room
18'4" x 14'1" max

FIRST FLOOR

Bedroom 1
12'5" x 9'2" max

En-Suite
5'10" x 6'6" max

Bedroom 2
11'9" x 9'2" max

Bedroom 3
8'10" x 6'10" max

Bedroom 4
8'10" x 6'10" max

Bathroom
7'2" x 5'6" max

Externally

To the front of the property lies a front garden laid mainly to lawn. To the side of the property lies a driveway with parking for up to four vehicles leading to a single larger than standard detached garage. To the rear of the property you will find a private and enclosed south facing garden with composite decked area and a large pergola ideal for entertaining.

Details Prepared
AB190325

Interested? Get in touch:

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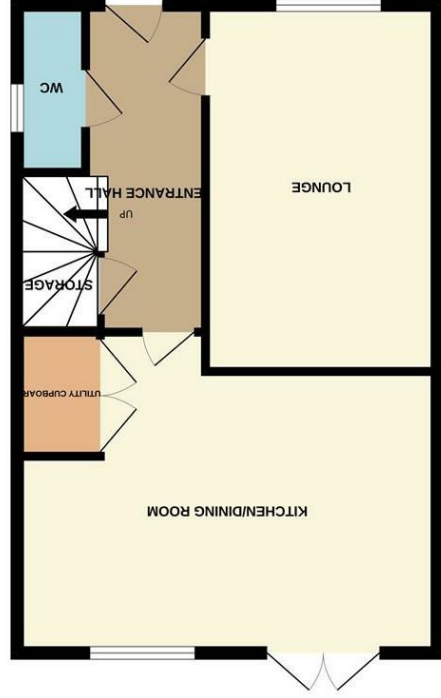
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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

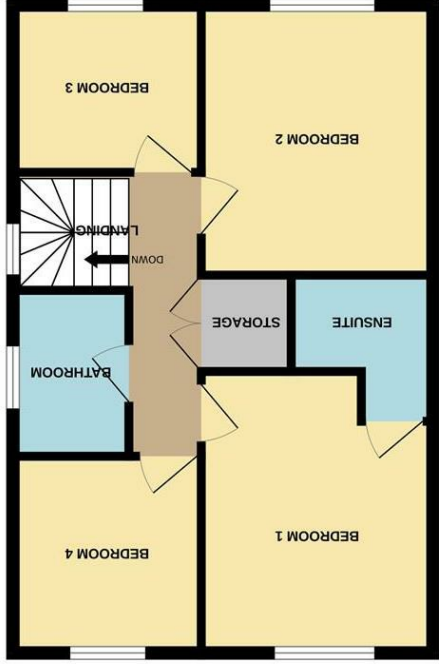


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL FLOOR AREA : 1047 sq. ft. (97.3 sq.m.) approx.



GROUND FLOOR
524 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.6 sq.m.) approx.

