



26 Fenby Gardens, Scarborough YO12 5LB
Offers Over £500,000

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ESTATE AGENTS AND
CHARTERED SURVEYORS



- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER FENBY GARDENS LOCATION
- THREE BATHROOMS & DOWNSTAIRS W/C
- OFF-STREET PARKING & DOUBLE GARAGE
- OFFICE, CONSERVATORY & UTILITY

Nestled in the desirable Fenby Gardens, Scarborough, this immaculate four-bedroom detached family home offers a perfect blend of comfort and modern living. Built in 2002, the property spans an impressive 1,518 square feet and is situated on a tranquil cul-de-sac, making it an ideal retreat for families seeking both space and serenity.

Upon entering, you are greeted by a welcoming atmosphere that flows seamlessly through the three reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen is complemented by an outdoor kitchen area, perfect for al fresco dining during the warmer months. The property boasts two en-suite bathrooms, ensuring convenience for family members and guests alike, alongside a downstairs w/c, an office for those who work from home, and a utility room for added practicality.

The four generously sized bedrooms offer comfortable living spaces, with the master and guest suite benefiting from their own en-suites for added privacy. A well appointed bathroom can also be found on the first floor. The wrap-around private gardens provide a delightful outdoor space for children to play or for hosting gatherings with friends and family.

Parking is a breeze with a four-car driveway and a detached double garage that can also serve as a workshop, catering to all your storage needs. The location is particularly advantageous, being in close proximity to the highly regarded St Augustine's School, Sixth Form College, and the local hospital, making it a convenient choice for families.

This property is a rare find in a sought-after area, combining modern amenities with a peaceful setting. It is a perfect opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family 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
11'1" x 11'9" max

Kitchen/Diner/Living
32'9" x 11'9" max

Conservatory
12'9" x 10'2" max

Utility
7'10" x 4'11" max

Office
8'2" x 7'10" max

W/C
4'11" x 4'7" max

FIRST FLOOR

Bedroom 1
15'1" x 11'5" max

En-Suite
7'10" x 5'6" max

Bedroom 2
11'5" x 11'9" max

En-Suite
8'6" x 4'7" max

Bedroom 3
8'10" x 15'8" max

Bedroom 4
7'6" x 11'5" max

Bathroom
6'6" x 5'6" max

Externally

To the front of the property lies a driveway which can accommodate up to four vehicles leading to a detached double garage/workshop. To the rear of the property lies a private wrap around garden which features an outside cooking space and multiple seating areas.

Details Prepared
AB230426



Interested? Get in touch:

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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

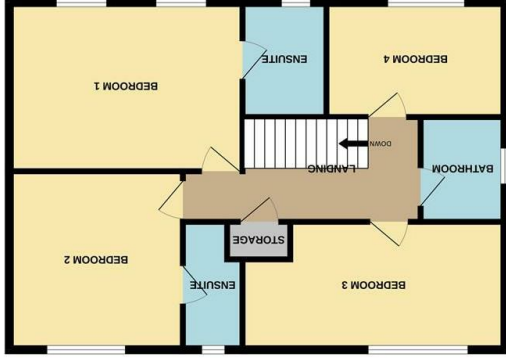


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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: 1634 sq.ft. (151.8 sq.m.) approx.



GROUND FLOOR
880 sq.ft. (81.8 sq.m.) approx.



1ST FLOOR
753 sq.ft. (70.0 sq.m.) approx.

