



8 Bramble Way, Scarborough YO13 0BU

Asking Price £340,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- FOUR BEDROOM, TWO BATHROOM DETACHED HOUSE
- POPULAR SCALBY VILLAGE LOCATION
- IMMACULATELY PRESENTED THROUGHOUT
- OFF-STREET PARKING & GARAGE
- DOWNSTAIRS WC & OPEN PLAN KITCHEN/DINER

Located in the charming village of Scalby, Scarborough, this immaculately presented four-bedroom, two-bathroom detached house offers a perfect blend of modern living and family-friendly features. Built in 2015, the property is situated within the desirable Scalby School catchment area, making it an ideal choice for families seeking quality education for their children.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The heart of the home is the open-plan kitchen diner, which boasts French doors that lead out to beautifully landscaped gardens. This outdoor space features a well-maintained paved seating area, perfect for enjoying al fresco dining or simply unwinding in the fresh air.

The property also benefits from a convenient downstairs WC, enhancing its practicality for family living. With off-street parking for two vehicles and a single garage, you will have no trouble accommodating your vehicles and ensuring easy access.

This delightful home is particularly suited for growing families or those who wish to work from home, offering both comfort and functionality. With its modern design and excellent location, this property is a rare find in the sought-after Scalby area. Don't miss the opportunity to make this wonderful 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

Living Room
4.5 x 3.6 max (14'9" x 11'9" max)

Kitchen/Diner
5.7 x 3.4 max (18'8" x 11'1" max)

W/C
1.8 x 1.2 max (5'10" x 3'11" max)

Utility/Pantry
1.2 x 1.7 max (3'11" x 5'6" max)

FIRST FLOOR

Bedroom 1
3.6 x 3.3 max (11'9" x 10'9" max)

En-Suite
1.2 x 2.0 max (3'11" x 6'6" max)

Bedroom 2
3.5 x 2.8 max (11'5" x 9'2" max)

Bedroom 3
2.5 x 2.8 max (8'2" x 9'2" max)

Bedroom 4
2.4 x 2.2 max (7'10" x 7'2" max)

Bathroom
2.0 x 1.7 max (6'6" x 5'6" max)

Externally

To the front of the property lies a front garden laid mainly to lawn with hedged boundaries. To the side of the property lies a single garage and driveway for up to two vehicles. To the rear of the property you will find a beautifully maintained and landscaped rear garden with paved seating area and fenced boundaries.

Details Prepared
AB090525



Interested? Get in touch:

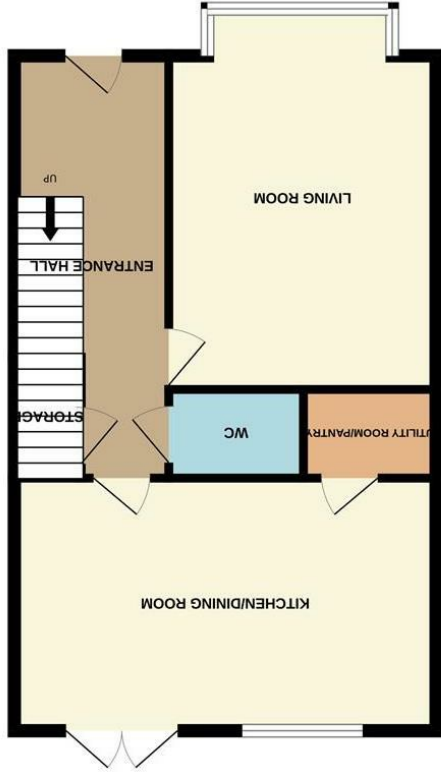
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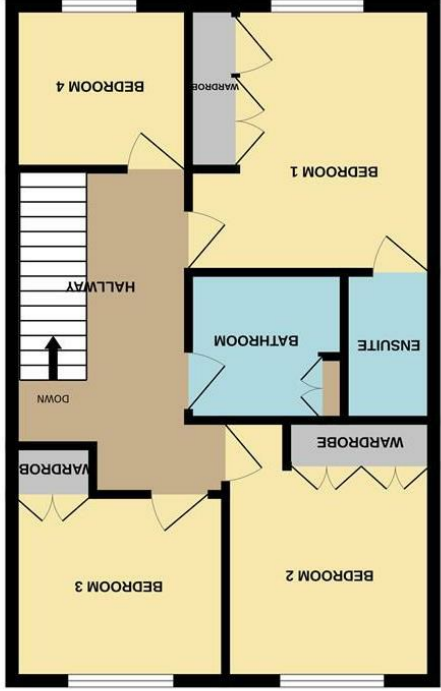
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



What 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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GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.

