



CPH

**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

26 Fenby Gardens, Scarborough  
£500,000



## 26 Fenby Gardens

Scarborough, Scarborough

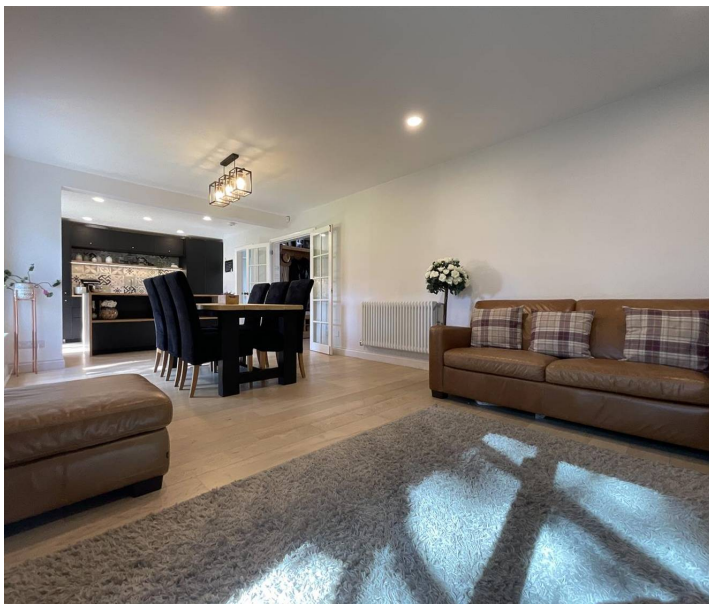
- SOUGHT AFTER FENBY GARDENS LOCATION
- OFFICE, CONSERVATORY & UTILITY
- FOUR BEDROOM DETACHED FAMILY HOME
- OFF-STREET PARKING & DOUBLE GARAGE
- THREE BATHROOMS & DOWNSTAIRS W/C

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.





## ACCOMMODATION

### GROUND FLOOR

Lounge Dimensions: 3.4 x 3.6 max (11'1" x 11'9" max).

Kitchen/Diner/Living Dimensions: 10 x 3.6 max (32'9" x 11'9" max).

Conservatory Dimensions: 3.9 x 3.1 max (12'9" x 10'2" max).

Utility Dimensions: 2.4 x 1.5 max (7'10" x 4'11" max).

Office Dimensions: 2.5 x 2.4 max (8'2" x 7'10" max).

W/C Dimensions: 1.5 x 1.4 max (4'11" x 4'7" max).

### FIRST FLOOR

Bedroom 1 Dimensions: 4.6 x 3.5 max (15'1" x 11'5" max).

En-Suite Dimensions: 2.4 x 1.7 max (7'10" x 5'6" max).

Bedroom 2 Dimensions: 3.5 x 3.6 max (11'5" x 11'9" max).

En-Suite Dimensions: 2.6 x 1.4 max (8'6" x 4'7" max).

Bedroom 3 Dimensions: 2.7 x 4.8 max (8'10" x 15'8" max).

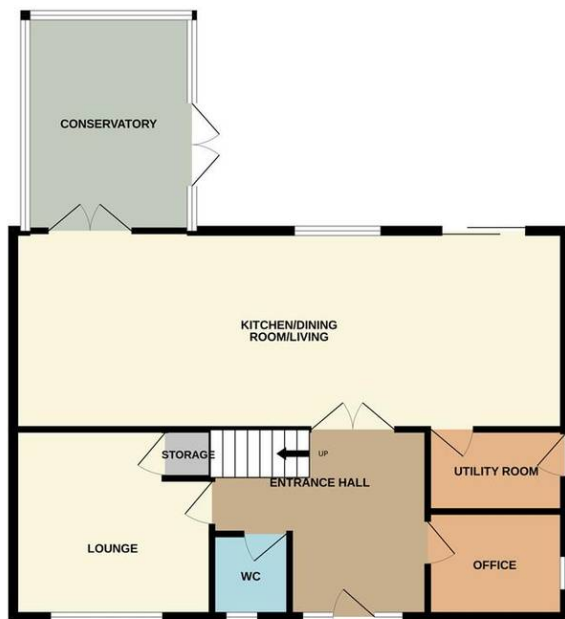
Bedroom 4 Dimensions: 2.3 x 3.5 max (7'6" x 11'5" max).

Bathroom Dimensions: 2.0 x 1.7 max (6'6" x 5'6" max).



HMRC- If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

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



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



TOTAL FLOOR AREA : 1634 sq.ft. (151.8 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.  
Made with Metropix ©2025

## Interested?

Contact our friendly team today  
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



## Sales, Lettings & Commercial

ESTATE AGENTS & CHARTERED SURVEYORS  
19 St. Thomas Street, Scarborough YO11 1DY



rightmove Zoopla.co.uk PrimeLocation.com

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