



CPH

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For over 30 years

10 Throxenby Lane, Scarborough
£370,000



10 Throxenby Lane Scarborough, Scarborough

- Electric charging point & Hybrid vehicle socket
- Open plan Lounge/Diner
- Could suit multigenerational living
- Detached Dormer Bungalow
- Three bedrooms and two bathrooms
- Off-Street Parking
- Garage and gardens.

CPH are delighted to bring to market this WELL PRESENTED DETACHED DORMER-BUNGALOW with THREE BEDROOMS, TWO BATHROOMS and an OPEN PLAN LOUNGE/DINER. The property benefits from a DRIVEWAY, GARAGE and LAWNED REAR GARDEN. Located in the SOUGHT AFTER area of NEWBY.

The property has been well maintained throughout benefitting from gas central heating with a super efficient Atag boiler and uPVC double glazing. The accommodation briefly comprises of: the entrance hall, providing access to the generous open plan lounge/diner with bay window, the ground floor bedroom, the ground floor bathroom with four-piece suite and the office/utility area with stairs to the first floor, a door to the rear and an opening into the modern kitchen with integrated oven and hob. To the first floor lies a landing with curved walls and storage cupboard, the two double bedrooms, both with walk-in wardrobes and the first floor bathroom with four-piece suite. Externally, the front of the property benefits from a driveway for ample parking leading to the detached garage, hedged boundaries, an electric charging point located near the garage and a hybrid vehicle socket situated by the front door. The rear of the property offers a block paved patio seating area with foundations underneath providing the potential for an extension/conservatory and a garden laid mainly to lawn.

Being located on Throxenby Lane in the ever sought after area of Newby, the property affords excellent access to a wealth of amenities nearby including local shops, supermarket, public





ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge/Diner

Dimensions: 8.1 x 3.6 (26'6" x 11'9").

Kitchen

Dimensions: 4.0 x 2.5 (13'1" x 8'2").

Bedroom 3

Dimensions: 3.6 x 3.3 (11'9" x 10'9").

Bathroom

Dimensions: 3.3 x 2.4 (10'9" x 7'10").

Office/Utility Area

Dimensions: 4.7 x 4.3 (15'5" x 14'1").

FIRST FLOOR

Landing

Bedroom 1

Dimensions: 5.5 x 3.5 (18'0" x 11'5").

Bedroom 2

Dimensions: 3.8 x 3.7 (12'5" x 12'1").

Bathroom

External

The front of the property benefits from a driveway for ample parking leading to the detached garage and hedged boundaries. The rear of the property offers a block paved patio seating area and a garden laid mainly to lawn.

Details

Council Tax Banding - C LCGV



GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1445 sq.ft. (134.2 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.
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