





252 Filey Road

Scarborough

- Extended detached residence with WOW factor kitchen diner
- 2 reception Rooms, Large kitchen diner living area and generous feature entrance Hall
- Utility and WC, 2 Bathrooms and Four double bedrooms
- Set on a generous landscaped plot
- Integral Garage and driveway with parking for numerous vehicles
- Sought after south side location
- Viewing is a must to appreciate the property on offer

We are delighted to present this exceptional four-bedroom detached residence, offering an impressive blend of contemporary luxury and spacious family living. This extended home welcomes you with a generous feature entrance hall, setting the tone for the elegance and style found throughout. The heart of the property is undoubtedly the stunning kitchen diner, designed to wow with its sleek finishes and expansive open-plan living space - perfect for entertaining or relaxing with family with log burner installed. Two well appointed reception rooms provide versatile options for games room, formal dining or cosy evenings, while the separate utility and ground floor WC add convenience to daily life.

Upstairs, four double bedrooms ensure ample space for family and guests, each thoughtfully designed to maximise comfort and light. A shower room serves the first floor complemented by a further contemporary family bathroom. Every detail has been carefully considered to create an inviting and harmonious atmosphere.





Entrance Porch

Entrance Hall

15' 9" x 12' 2" (4.80m x 3.70m)

Lounge

20' 4" x 12' 2" (6.20m x 3.70m)

Sitting Room

20' 0" x 10' 10" (6.10m x 3.30m)

Kitchen/ Diner

30' 2" x 23' 7" (9.20m x 7.20m)

WC/ Utility

8' 10" x 5' 7" (2.70m x 1.70m)

Garage

16' 1" x 8' 10" (4.90m x 2.70m)

First Floor

Landing

7' 7" x 7' 3" (2.30m x 2.20m)

Bedroom 1

15' 9" x 12' 2" (4.80m x 3.70m)

Bedroom 2

11' 2" x 10' 10" (3.40m x 3.30m)

Bedroom 3

14' 5" x 8' 2" (4.40m x 2.50m)

Bedroom 4

8' 10" x 8' 2" (2.70m x 2.50m)

Bathroom

7' 3" x 5' 11" (2.20m x 1.80m)

Shower Room

7' 10" x 7' 7" (2.40m x 2.30m)

Outside

Lawn garden to front with large drive for multiple vehicles. Landscaped rear low maintenance garden with paved





Enhanced with

Interested?

Contact our friendly team today

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With you every step of the way



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