

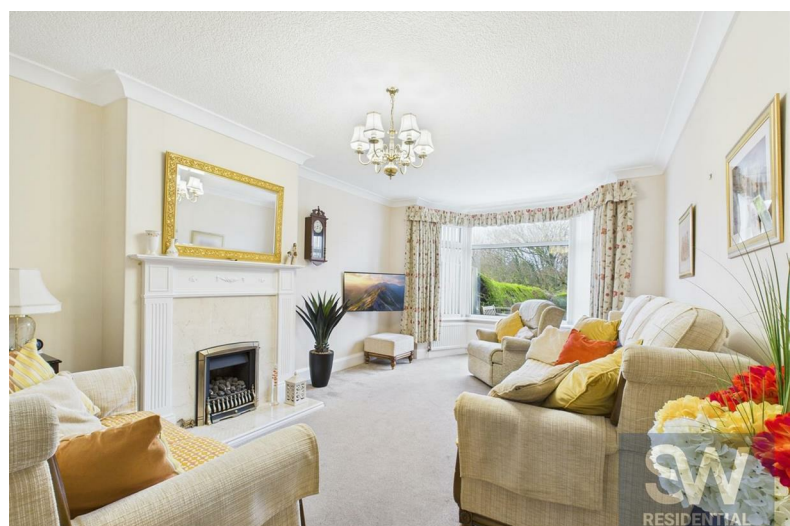


30 Cornelian Drive

Scarborough, YO11 3AJ

Offers In The Region Of £299,950





## Description

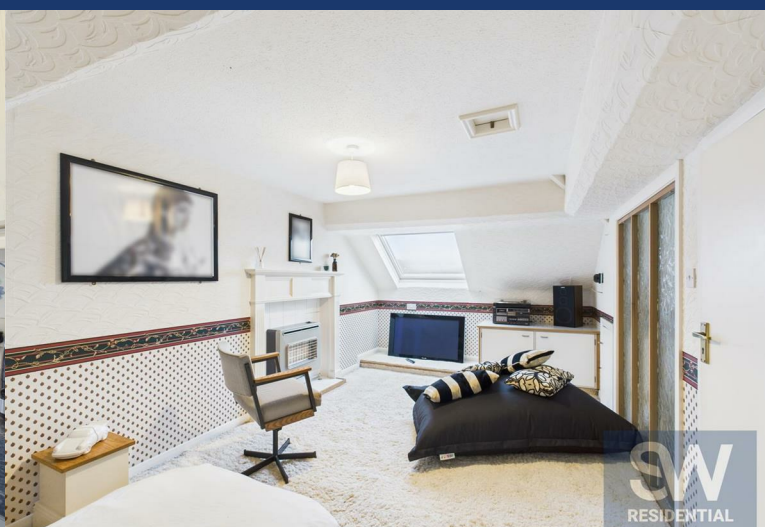
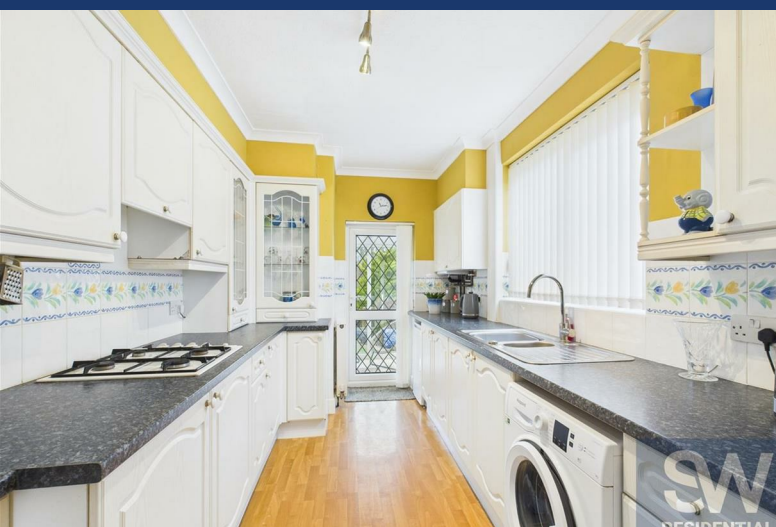
Nestled in the picturesque Cornelian Drive, Scarborough, this charming house presents a wonderful opportunity for families seeking a versatile home in a stunning location. Boasting three well-proportioned bedrooms, this property is designed to cater to the needs of modern family life. The inviting reception rooms offers a warm and welcoming space for relaxation and entertaining, while the property provides beautiful views over the nearby golf course and the sea.

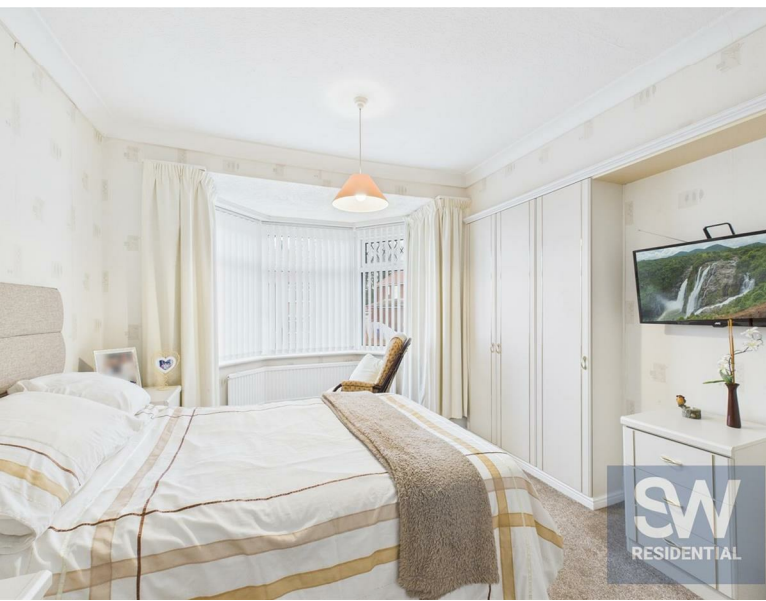
One of the standout features of this home is the loft room, which serves as an ideal retreat for teenagers or can be transformed into a study or hobby space, providing that much-needed solace. .

Outside, the gardens at both the front and rear of the property offer ample space for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, a garage and off-street parking is available, adding to the practicality of this lovely home.

With its perfect blend of comfort, versatility, and stunning views, this property on Cornelian Drive is an ideal family home that promises to meet the needs of its residents while providing a serene lifestyle in one of Scarborough's most desirable locations. Don't miss the chance to make this delightful house your new home.

- NO ONWARD CHAIN
- IDEAL FAMILY HOME
- GARDENS FRONT AND REAR
- SEA AND GOLF COURSE VIEWS
- SUPER LOFT ROOM
- GARAGE AND OFF STREET PARKING





**Floor 0**

- Dining Room: 12'8" x 11'5" (3.88 x 3.49 m)
- Living Room: 12'0" x 20'10" (3.66 x 6.37 m)
- Kitchen: 7'10" x 14'0" (2.40 x 4.27 m)
- Hallway: 6'10" x 12'11" (2.10 x 3.95 m)
- Sunroom: 5'11" x 6'11" (1.82 x 2.12 m)

**Floor 1**

- Bedroom: 9'9" x 15'6" (2.98 x 4.73 m)
- Bedroom: 10'0" x 20'8" (3.05 x 6.30 m)
- Bedroom: 7'11" x 7'7" (2.43 x 2.33 m)
- Landing: 4'5" x 12'9" (1.37 x 3.96 m)
- Bathroom: 6'9" x 8'0" (2.06 x 2.46 m)
- WC: 2'9" x 5'3" (0.84 x 1.61 m)

**Floor 2**

- Loft Room: 9'8" x 16'11" (2.96 x 5.17 m)
- Landing: 3'0" x 7'10" (0.93 x 2.40 m)
- Storage

**Summary Table:**

Approximate total area <sup>(1)</sup>
1451 ft <sup>2</sup>
134.8 m <sup>2</sup>
Reduced headroom
46 ft <sup>2</sup>
4.3 m <sup>2</sup>

**Notes:**

- (1) Excluding balconies and terraces
- Reduced headroom: Below 5 ft/1.5 m
- Calculations reference the BICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		66	73
<p><b>England &amp; Wales</b></p>		EU Directive 2002/91/EC	

Please contact our Scarborough Office on 01723 330077 if you wish to arrange a viewing appointment for this property or require further information.

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