



Curlew Drive, Scarborough, YO12 4TP

In immaculate order throughout this FOUR BEDROOM DETACHED home offers spacious living accommodation and is surrounded by BEAUTIFULLY MAINTAINED GARDENS and has a large driveway for multiple cars and a DOUBLE GARAGE. This fantastic home benefits from a MODERN KITCHEN, MODERN BATHROOMS, FOUR DOUBLE BEDROOMS with the large master bedroom benefiting from an EN-SUITE bathroom. Viewing is highly recommended to appreciate the indoor and outdoor living space this stunning home has to offer.

Guide Price £375,000



ENTRANCE

uPVC double glazed front door into entrance hallway with radiator, two ceiling lights, coving and stairs to first floor.

DINING ROOM

4.03 x 2.44 (13'2" x 8'0")

Coving, uPVC bay box window, radiator, ceiling light and double doors to hallway.

LIVING ROOM

5.19 x 4.30 (17'0" x 14'1")

uPVC double glazed bay box window a further uPVC double glazed window, uPVC double glazed french doors out onto patio area, coving, two radiators, ceiling light and door to hallway.

KITCHEN

4.37 x 4.01 (14'4" x 13'1")

Shaker style fitted kitchen with range of cupboards and drawers, built in NEFF double oven/microwave, induction hob, extractor, integrated NEFF dishwasher, integrated washing machine, space for fridge freezer, tiled splash back, inset ceiling spotlights, uPVC double glazed window and uPVC double glazed french doors into conservatory.

UTILITY AREA

Radiator, ceiling light, uPVC double glazed rear access door,

CONSERVATORY

4.42 x 3.91 (14'6" x 12'9")

Ceiling light, uPVC double glazed french doors, fitted blinds and door to kitchen.

WC

1.64 x 0.76 (5'4" x 2'5")

WC, hand basin, radiator, tiled splash back, ceiling light, extractor fan and door to hallway.

FIRST FLOOR LANDING

Radiator, ceiling light and airing cupboard.



BEDROOM ONE

4.76 x 3.96 (15'7" x 12'11")

uPVC double glazed window, radiator, ceiling light and door to en-suite.

EN-SUITE

2.90 x 1.78 (9'6" x 5'10")

Shower cubicle with mains shower, hand basin, WC, integrated vanity, uPVC double glazed window, heated towel rail/radiator, extractor fan, ceiling light, tiled splash back, part tiled walls and door to bedroom.

BEDROOM TWO

5.02 x 3.75 (16'5" x 12'3")

uPVC double glazed window, two radiators, ceiling light and door to landing.

BEDROOM THREE

3.35 x 3.05 (10'11" x 10'0")

uPVC double glazed window, radiator, ceiling light and door to landing.

BEDROOM FOUR

2.99 x 2.92 (9'9" x 9'6")

uPVC double glazed window, radiator, ceiling light, fitted wardrobe, loft access and door to landing.

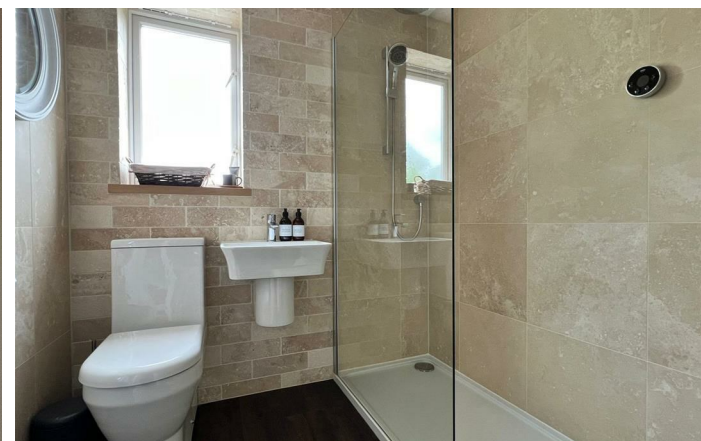
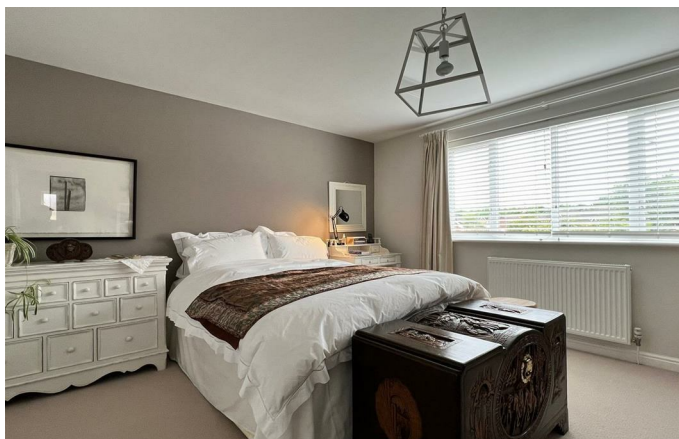
BATHROOM

1.98 x 1.92 (6'5" x 6'3")

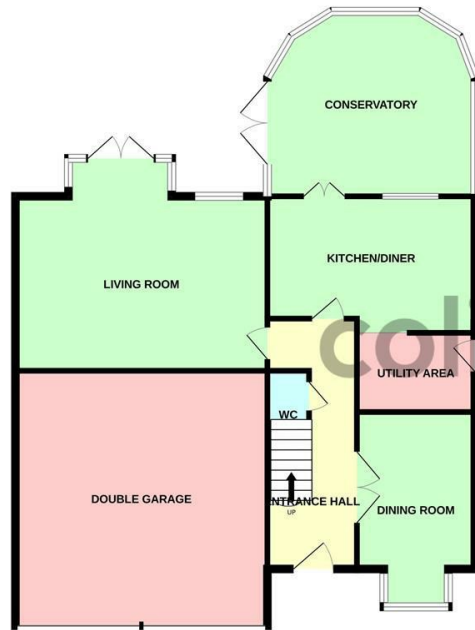
Tiled walls, inset ceiling spotlights, extractor fan, walk in shower with rainfall head and digital control, hand basin, WC, heated towel rail/radiator, uPVC double glazed window and door to landing.

OUTSIDE

To the front is a large driveway with parking for multiple cars and double garage. To the rear is a large patio area, lawn, second patio area, mature planting and summerhouse.



GROUND FLOOR
1090 sq.ft. (101.3 sq.m.) approx.



1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 1866 sq.ft. (173.4 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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Curlew Drive - 18141551
Council Tax Band - E
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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