



colin ellis

## Cornelian Drive, Scarborough, YO11 3AL

Located just South of Scarborough this DETACHED THREE BEDROOM property occupies an ENVIABLE PLOT with a LARGE WRAP AROUND GARDEN. In great order throughout this home benefits from a VIEWING POINT ON THE LANDING, open plan kitchen diner, CONSERVATORY and a garage. Cornelian Drive is only a short drive away from Scarborough and Cayton Bay and only a short walk down to Cornelian Bay. Viewing is highly recommended to appreciate this STUNNING LOCATION.

Guide Price £395,000





## **PORCH**

*3.16 x 1.89 (10'4" x 6'2")*

uPVC double glazed door, uPVC double glazed windows, radiator and solid roof.

## **ENTRANCE HALL**

Two windows, radiator, stairs to first floor, ceiling light and understairs cupboard.

## **LIVING ROOM**

*5.61 x 3.79 (18'4" x 12'5")*

Two uPVC double glazed windows, french doors onto covered patio area, two radiators, multi fuel burner and surround.

## **KITCHEN**

*5.37 x 3.01 (17'7" x 9'10")*

Modern fitted kitchen with range of cupboards and drawers, ceramic sink, built in oven, gas hob and extractor, tiled splash back, inset ceiling spotlights, space for fridge freezer, built in dishwasher, two uPVC double glazed windows and opening into dining room.

## **DINING ROOM**

*2.86 x 3.18 (9'4" x 10'5")*

Radiator, coving, ceiling light and sliding door into conservatory.

## **CONSERVATORY**

*3.10 x 2.50 (10'2" x 8'2")*

Radiator, uPVC double glazed windows and roof and wall light.

## **UTILITY ROOM**

*1.79 x 1.90 (5'10" x 6'2")*

uPVC double glazed rear access door, space for washing machine, range of cupboards and drawers, wall mounted boiler and ceiling light.





## WC

uPVC double glazed frosted window, WC, hand basin, tiled splash back, ceiling light, extractor fan and heated towel rail/radiator.

## FIRST FLOOR LANDING

Ceiling light, radiator, loft access and uPVC double glazed window.

## BEDROOM ONE

*5.73 x 3.77 (18'9" x 12'4")*

Two uPVC double glazed windows, two radiators, ceiling light and coving.

## BEDROOM TWO

*4.46 x 3.05 (14'7" x 10'0")*

uPVC double glazed window, radiator and built in wardrobe.

## BEDROOM THREE

*2.88 x 3.16 (9'5" x 10'4")*

uPVC double glazed window, radiator and ceiling light.

## BATHROOM

*3.24 x 1.79 (10'7" x 5'10")*

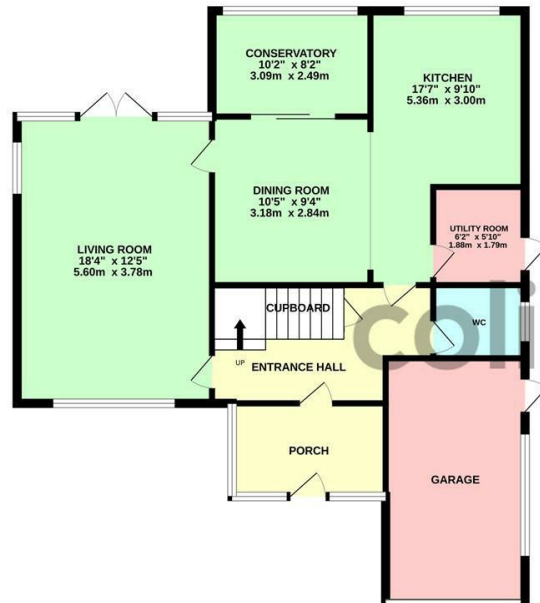
Bath, hand basin, WC, corner shower cubicle, heated towel rail/radiator, part tiled walls, uPVC double glazed frosted window, extractor fan, ceiling light and airing cupboard.

## OUTSIDE

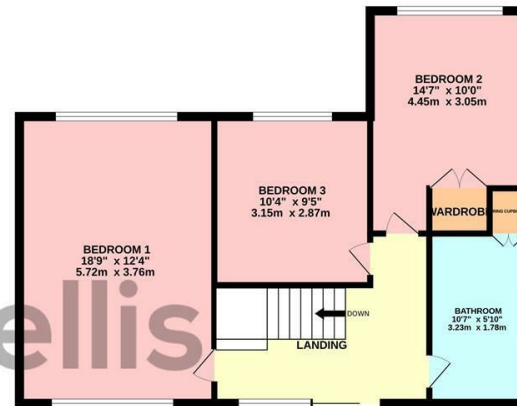
To the front is a blocked paved driveway leading to a single garage. The home has a large wrap around garden with lawn, mature planting and fencing. To the rear is a covered patio area, greenhouse and summer house. Access is available down both sides of the property.



GROUND FLOOR



1ST FLOOR



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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Cornelian Drive - 18603833

Council Tax Band - D

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 60                      | 78        |
|   | EU Directive 2002/91/EC |           |



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