



colin ellis

**Stepney Drive,  
Scarborough, YO12 5DH**

Colin Ellis are extremely happy to welcome to the market this SUBSTANTIAL RESIDENCE located in the DESIRABLE NORTH SIDE location. This FOUR bedroom DETACHED home offers TWO reception rooms, an ENTERTAINING room, UTILITY, downstairs WC, TWO EN-SUITES, a FOUR PIECE family bathroom, DRIVEWAY, DOUBLE GARAGE, EV CHARGING POINT and wrap around enclosed gardens.

**Guide Price £675,000**

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As you step inside, you will immediately be greeted by a light and airy hallway which is enhanced by the rustic engineered oak herringbone flooring which flows throughout most of the downstairs space. The living area boasts an abundance of natural light, thanks to the triple aspect windows. Alongside the 'Stovax' wood burning stove this cozy room opens via the Crittall style doors onto the gardens.

The kitchen is a true masterpiece, featuring an inset sink with a '4 in 1' tap, integrated Neff flex induction venting hob, two Pyrolytic Neff ovens, gleaming Silestone countertops and custom-designed cabinetry. This dream kitchen offers ample storage space, a large central waterfall edge island with an integrated breakfast bar and stylish pendant lighting fixtures.

Adjoining the kitchen is a sophisticated dining area, ideal for hosting formal dinner parties or intimate gatherings with friends and family which also leads to the entertaining room.

Also off the main hallway is a downstairs WC and a utility room with eye catching hexagon matt white tiles and a feature bench radiator.

Upstairs, you will find four generously sized bedrooms. The guest bedroom offers a three piece bathroom suite. The primary bedroom is a tranquil space complete with a design led en-suite bathroom with 'his and hers' wash hand basins and feature lighting.

The bathrooms in this home have been lavishly designed, showcasing sleek fixtures including a freestanding oval shaped bath and spacious shower with rain fall shower. The attention to detail is evident in every aspect of this property, with high-end finishes and fixtures found throughout.

Outside, the newly landscaped garden provides a serene escape, with a spacious patio perfect for al fresco dining or relaxing in the sun. The detached nature of this house ensures complete privacy and seclusion.

Additional features of this newly renovated home include a double garage with automatic remote control garage door, EV charging point, four camera CCTV and house alarm.

#### **PORCH**

Double doors leading into porch, uPVC double glazed window and Crittall style door into entrance hall.

#### **ENTRANCE HALL**

Feature wall hung radiator, stairs to first floor, rustic engineered oak herringbone flooring and British designer feature stair lights.

#### **SITTING ROOM**

*8.7 x 4.1 (28'6" x 13'5")*

Two uPVC double glazed windows and one bay fronted window, Crittall style French doors to the rear, two wall hung feature radiators and Stovax wood burning stove.

#### **KITCHEN/BREAKFAST ROOM**

*5.8 x 4.0 (19'0" x 13'1")*

Leading from the main hallway through a Crittall style steel door. A range of units, Silestone quartz worktop, central island with breakfast bar, two pyrolytic Neff ovens, integrated Neff flex induction venting hob, integrated full height fridge and freezer, integrated dishwasher, feature sink with 4 in 1 mixer tap, Crittall style double glazed French doors, wall hung feature radiator, rustic oak engineered herringbone flooring and double sided open fire place.

#### **DINING ROOM**

*5.1 x 2.9 (16'8" x 9'6")*

Double sided log burner, uPVC double glazed window, wall hung feature radiator, understairs boot cupboard and Crittall style double glazed French doors to rear.

#### **ENTERTAINING ROOM**

*3.7 x 2.2 (12'1" x 7'2")*

Range of base and glass wall units, Dekton worktops, feature sink with brushed brass mixer tap, integrated Neff climate zone wine cooler, feature wall hung radiator, feature door to front, Crittall style French doors to rear and access door to garage.

#### **UTILITY**

*2.9 x 2.4 (9'6" x 7'10")*

Range of base and wall units, tiled splash back, integrated washing machine, inset feature sink with mixer tap, uPVC double glazed window and feature bench seat radiator.

#### **DOWNSTAIRS WC**

*1.4 x 1.3 (4'7" x 4'3")*

Wall hung counter top hand basin, ladder radiator and uPVC double glazed window.

#### **FIRST FLOOR LANDING**

uPVC double glazed window, wall hung feature radiator, loft access and wall lights.

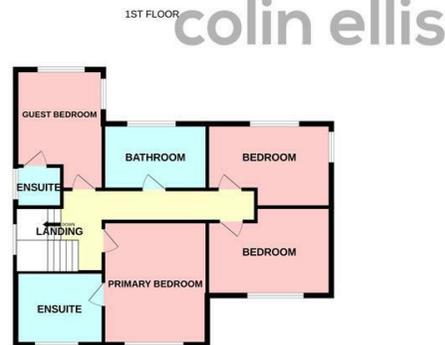
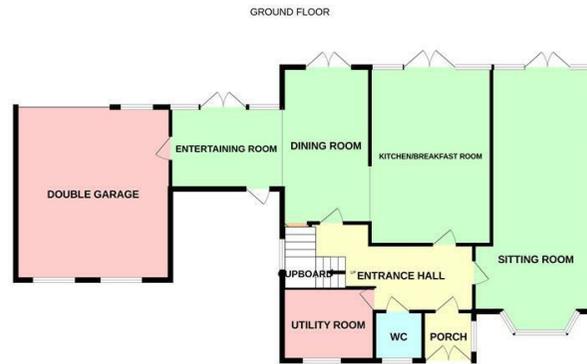
#### **PRIMARY BEDROOM**

*4.3 x 3.4 (14'1" x 11'1")*

uPVC double glazed window, radiator and fitted wardrobes.







While 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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Stepney Drive - 18383645

Council Tax Band - F

Tenure - Freehold

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(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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