



colin ellis

The Grove, Seamer, Scarborough, YO12 4RD

Set within the sought after village of Seamer, this exceptional home has been comprehensively remodelled and upgraded by the current owners to create a stylish, high quality residence perfectly suited to modern family living.

The property has undergone significant improvement works, including a full electrical rewire, triple glazed windows, and the addition of an impressive dormer extension which now provides a principal bedroom with contemporary en-suite shower room.

Guide Price £290,000



PROPERTY DESCRIPTION

A welcoming entrance hallway sets the tone for the accommodation, leading into a beautifully presented living room where a wood burning stove with oak mantel forms an elegant and inviting focal point. To the rear of the property lies the heart of the home: a stylish fitted kitchen, finished with sleek cabinetry, integrated appliances, wood effect work surfaces, and striking tiled splashbacks. This flows seamlessly into a dedicated dining area, where French doors open directly onto the rear garden, creating an ideal space for entertaining and everyday family life.

Further enhancing the practicality of the ground floor are a separate laundry room and a stylish downstairs WC, discreetly positioned off the hallway. In addition, a versatile ground floor fourth bedroom provides ideal accommodation for guests or multigenerational living and may equally be used as a home office or snug, catering perfectly to modern working and lifestyle needs.

To the first floor, a light filled landing with contemporary glass balustrade leads to the sleeping accommodation. Alongside the impressive principal suite are two further well proportioned bedrooms and a refined family bathroom, finished with modern fittings and tasteful, neutral tiling.

Externally, the property enjoys a generous and thoughtfully landscaped rear garden, predominantly laid to lawn and complemented by a decked seating area and raised planters, ideal for outdoor dining, relaxation, and entertaining. To the side, a private driveway provides ample off street parking and leads to a detached garage, offering further storage and convenience.

LIVING ROOM

3.47 x 5.05 (11'4" x 16'6")

KITCHEN

2.84 x 3.63 (9'3" x 11'10")

PANTRY AREA

2.00 x 0.85 (6'6" x 2'9")

DINING ROOM

3.25 x 2.52 (10'7" x 8'3")

BEDROOM / OFFICE

2.58 x 3.25 (8'5" x 10'7")

LAUNDRY ROOM

1.62 x 1.14 (5'3" x 3'8")

WC

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

BEDROOM

4.35 x 3.63 (14'3" x 11'10")

EN SUITE

1.20 x 3.22 (3'11" x 10'6")

BEDROOM

3.12 x 2.74 (10'2" x 8'11")

BEDROOM

3.02 x 2.84 (9'10" x 9'3")

BATHROOM

1.66 x 2.05 (5'5" x 6'8")





