

ANDREW
COWEN



***6 Crab Lane, Scarborough, YO12 4JY
Offers in Excess of £650,000***



Summary

Andrew Cowen Estate Agents are proud to present to the market this **SIZABLE, DETACHED PROPERTY BOASTING FIVE DOUBLE BEDROOMS, FOUR RECEPTION ROOMS, EXTENSIVE LAWNED GARDENS and a LARGE GARAGE.** Conveniently located in the **DESIRABLE AREA OF CROSSGATES, Situated on a LARGE PLOT** this property benefits from **UPVC DOUBLE GLAZING, SOLAR PANELS and GAS CENTRAL HEATING** throughout creating the perfect **FAMILY HOME.**

Key Features

DETACHED FAMILY HOME
FIVE DOUBLE BEDROOMS WITH TWO EN SUITE SHOWER ROOMS
FOUR GOOD SIZED RECEPTION ROOMS
OPEN PLAN KITCHEN/DINING AREA WITH ADDITIONAL SNUG
UTILITY ROOM AND DOWNSTAIRS W/C
MULTIPLE WOOD BURNING STOVES
LARGE DOUBLE GARAGE
VAST, WRAP AROUND LAWNED GARDENS
DRIVEWAY FOR MULTIPLE VEHICLES
FANTASTIC LOCATION WITHIN CROSSGATES

Description & Background

This property comprises briefly; inner porch leading into the entrance hallway providing access into the spacious, bay window lounge area boasting a feature coal fire with marble surround. There is also a further bay window living space with feature wood burning stove. There is an open plan, oak fitted kitchen/dining room with an abundance of base and wall units plus ample worktop space and a Rangemaster stove with feature kitchen island, offering an additional snug room with a further wood burning stove. From the kitchen leads through into the bright and airy dining area with overhead mezzanine above, and patio doors leading out into the gardens, as well as a separate utility room ideal for hosting household appliances. There is a generously sized bootroom from the utility providing plenty of storage facilities. There is also a separate W.C to the ground floor.

To the first floor, there are five good sized double bedrooms, with two of the bedrooms benefiting from a 'Jack and Jill' style en-suite shower room, and a further en-suite shower room to another of the bedrooms. There is also a three-piece family bathroom suite with feature shiplap panelling.

Externally, this property boasts extensive, lawned, wrap around gardens with a patio area to the rear, perfect for outdoor dining. There is a large, paved driveway providing plenty of off-street parking for multiple vehicles. There is also a large-scale double garage to the front.

Crab Lane, Crossgates is conveniently located on the outskirts of Scarborough Town midway between Cayton & Seamer Village offering a wide range of local amenities such as restaurants, takeaways, primary & secondary schools as well as easy access into town and to the A64. The local area also benefits from playing fields, park and excellent dog walking facilities around Burton Riggs Nature Reserve making this an ideal family home.

Viewing is essential to appreciate the space position.













Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
 3604.08 ft²
 334.83 m²

Reduced headroom
 3.09 ft²
 0.29 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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