



Cherry Dene, Filey Road, Flixton, Scarborough, YO11 3UF

£445,000

- SIZEABLE DETACHED FAMILY HOME
- GARAGE
- ACCESS TO THE GARDEN FROM LOUNGE, KITCHEN, BEDROOM
- IDEAL FAMILY HOME.
- AMPLE OFF STREET PARKING
- FEATURE MULTI FUEL BURNER IN THE LOUNGE
- MASTER EN SUITE
- IMMACULATELY PRESENTED GROUNDS
- OPEN PLAN KITCHEN DINER
- SOUGHT AFTER VILLAGE LOCATION

Filey Road, Scarborough YO11 3UF

Andrew Cowen Estate Agents are pleased to present to the market this SIZEABLE, DETACHED FAMILY HOME OFFERING FIVE GOOD SIZED BEDROOMS, AMPLE OFF STREET PARKING, IMMACULATEDLY MAINTAINED GARDENS and TASTEFUL DECORATION THROUGHOUT located within the village of FLIXTON. This property would appeal to a NUMBER OF BUYERS, including those searching for their 'FOREVER HOME'



Council Tax Band: E



This sizable accommodation comprises briefly entrance hallway leading into the spacious lounge with a feature multi fuel burner, enclosed within a brick surround plus patio doors providing access into the garden. There is a good-sized kitchen/dining area boasting a range of base and wall units plus double patio doors leading out into the rear garden. The ground floor also boasts two good-sized double bedrooms, with one of the bedrooms offering access to the rear garden also. Additionally, the property features a modern bathroom to the ground floor with overhead shower. To the first floor, the property offers two double bedrooms and a further single room, with the master bedroom offering an en-suite shower room. Externally, the property boasts a newly landscaped garden completed in 2023, with a patio area and raised beds, ideal for outdoor dining. The property also offers a gravel drive to the front providing ample parking. This property comes complete with an oil tank and oil central heating, with double glazing throughout.

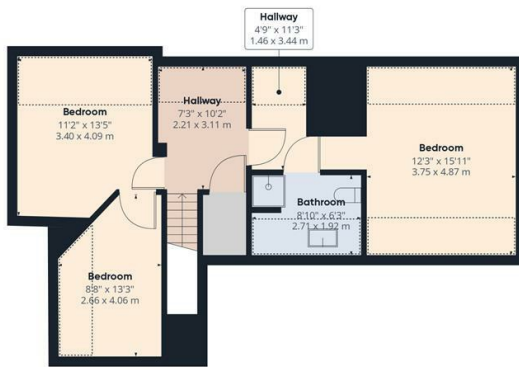
The property is well located in the secluded village of Flixton which affords excellent access to the A64 (York) and the A165 (Bridlington) as well as being only approximately 6 miles out of Scarborough. There is also a nearby popular public house/restaurant.

Viewing is essential to appreciate the space, position and feel that this fantastic family home has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!









Approximate total area¹⁾
1828.82 ft²
169.9 m²

Reduced headroom
382.92 ft²
35.7 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

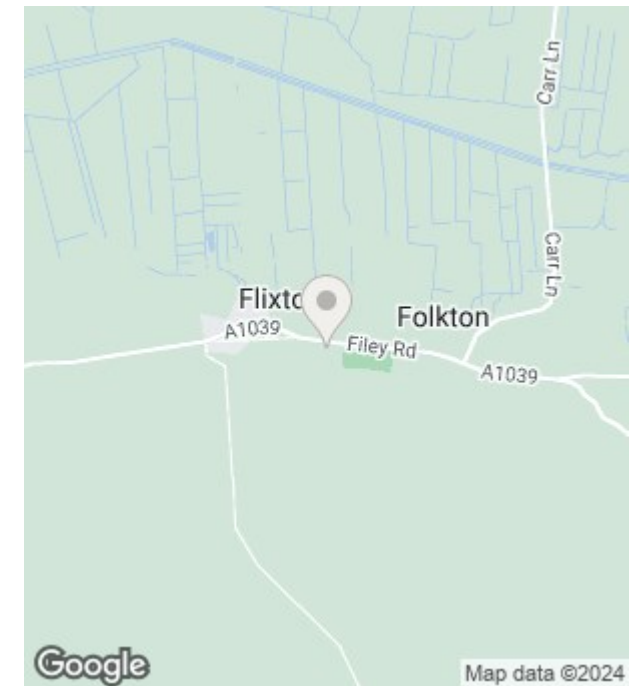
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Looking to Sell?

Book a no obligation valuation today!

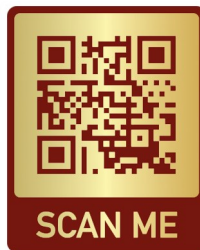
01723 377707



Viewings

Call the office to make an appointment today!

01723 377707



View our website here!

