





- IMPRESSIVE SEA/GOLF COURSE VIEWS
- A SUBSTANTIAL FOUR BEDROOM DETACHED HOME
- ENVIALE POSITION ON SCARBOROUGH'S WELL REGARDED SOUTH SIDE
- FEATURE MASTER BEDROOM WITH EN-SUITE
- TWO GARACES, AMPLE OFF-STREET PARKING AND GENEROUS GARDEN

A SUBSTANTIAL FOUR BEDROOM DETACHED RESIDENCE occupying an ENVIALE POSITION on Scarborough's SOUTH SIDE with STUNNING SEA and GOLF COURSE views. The accommodation provides WELL-PRESENTED, VERSATILE living accommodation with THREE RECEPTION ROOMS, a large SUNROOM and a FEATURE MASTER BEDROOM with an EN-SUITE. The property also provides spacious accommodation externally with WELL-MAINTAINED GARDENS, AMPLE OFF-STREET PARKING and a DOUBLE+SINGLE GARAGE.

The living accommodation comprises internally on the ground floor; entrance vestibule, entrance hall with stairs to the first floor and under stairs w/c, a spacious lounge with box bay window, a breakfast kitchen which leads to the dining area, a garden/sun room with double doors to the rear garden and an integral double garage. To the first floor of the property lies a landing, a feature master bedroom which provides impressive sea views, an en-suite shower room, two double bedrooms, a further single and a modern four-piece bathroom suite.

Externally, the property is set within generous grounds and to the front of the property lies low-maintenance gardens laid mainly to lawn with two driveways providing ample off-street parking and access to the single and double garages. To the rear of the property lies a well landscaped garden with mature planted borders, paved seating areas and a potting/storage shed.

The property is set within the well regarded South side of Scarborough where a wealth of amenities lay at hand including popular schools, a college, Golf Course, a range of local shops/eateries at Ramshill Shopping Parade, the Cleveland Way





## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch

Dimensions: 1.5 x 0.5 max (4'11" x 1'7" max).

#### Entrance Hall

#### Lounge

Dimensions: 5.2 x 3.6 max (17'0" x 11'9" max).

#### Dining Room

Dimensions: 3.3 x 3.2 max (10'9" x 10'5" max).

#### Kitchen

Dimensions: 4.6 x 3.3 max (15'1" x 10'9" max).

#### Sun Room

Dimensions: 7.9 x 3.2 max (25'11" x 10'5" max).

#### Double Garage

Dimensions: 5.5 x 5.2 max (18'0" x 17'0" max).

## FIRST FLOOR

#### Landing

#### Bedroom 1

Dimensions: 5.0 x 3.6 max (16'4" x 11'9" max).

#### En-suite

Dimensions: 2.8 x 1.7 max (9'2" x 5'6" max).

#### Bedroom 2

Dimensions: 3.0 x 3.4 max (9'10" x 11'1" max).

#### Bedroom 3

Dimensions: 2.7 x 2.4 max (8'10" x 7'10" max).

#### Bedroom 4

Dimensions: 2.2 x 2.4 max (7'2" x 7'10" max).

#### Bathroom

Dimensions: 3.0 x 1.8 max (9'10" x 5'10" max).

#### Externally

To the front of the property lies a front and side garden laid mainly to lawn, a double garage which is attached to the property itself, a further single detached garage and parking for up to 7 vehicles. To the rear of the property lies a landscaped and mature planted garden with multiple seating areas and lean-to





TOTAL FLOOR AREA : 1724 sq.ft. (160.2 sq.m.) approx.

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 operation or efficiency can be given.

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