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**7 Shield Way, Eastfield**  
Guide Price **£235,000**



- MODERN FOUR BEDROOM DETACHED HOME
- ENSUITE TO THE MASTER & GROUND FLOOR W/C
- GENEROUS LAWNED GARDENS
- OFF-STREET PARKING
- IMMACULATE DECORATIVE ORDER THROUGHOUT
- WELL POSITIONED WITHIN THE POPULAR ORIENS FIELD DEVELOPMENT

A MODERN, NEWLY BUILT FOUR BEDROOM DETACHED HOME which occupies a great position within the popular ORIENS FIELD DEVELOPMENT. The property benefits from a DOWNSTAIRS WC, ENSUITE TO THE MASTER, OFF-STREET PARKING and ATTRACTIVE LAWNED GARDENS.

Constructed CIRCA 2021, the property provides generous, modern living accommodation with peace of mind for any prospective purchaser due to approximately 5 years NHBC warranty remaining. 'In our opinion' the property is offered to the market in an immaculate standard with double glazing throughout, gas central heating and comprises on the ground floor; entrance hall with stairs to the first floor and understairs storage, a downstairs WC, the lounge and a modern kitchen/diner with double doors to the rear gardens. To the first floor of the property lies a landing with built-in storage, the master bedroom with an ensuite shower room, two further bedrooms and a three-piece bathroom suite. Externally, the property benefits from generous lawned gardens and off-street parking for two vehicles

Well located within the popular Oriens Field (Keepmoat) development, the property is well placed for a wealth of amenities including, local shops, supermarket, Doctors surgery, a range of schools, eateries and is located nearby to a regular bus route and the A64 to Scarborough.

Early internal viewing is highly recommended in order to fully appreciate the space, setting and finish on offer.

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





## ACCOMMODATION

### GROUND FLOOR

#### Lounge

Dimensions: 5.05 x 3.31 (16'6" x 10'10").

#### Kitchen/Diner

Dimensions: 5.52 x 3.27 (18'1" x 10'8").

#### W/C

Dimensions: 1.98 x 0.91 (6'5" x 2'11").

### FIRST FLOOR

#### Bedroom 1

Dimensions: 3.45 x 2.76 (11'3" x 9'0").

#### Ensuite

Dimensions: 2.72 x 1.64 (8'11" x 5'4").

#### Bedroom 2

Dimensions: 2.76 x 3.14 (9'0" x 10'3").

#### Bedroom 3

Dimensions: 2.69 x 2.12 (8'9" x 6'11").

#### Bedroom 4

Dimensions: 2.70 x 1.98 (8'10" x 6'5").

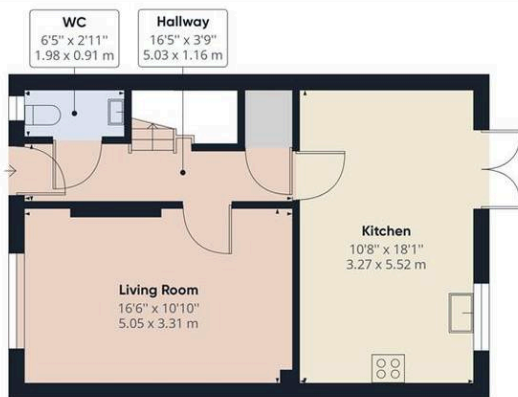
#### Bathroom

Dimensions: 2.07 x 1.68 (6'9" x 5'6").

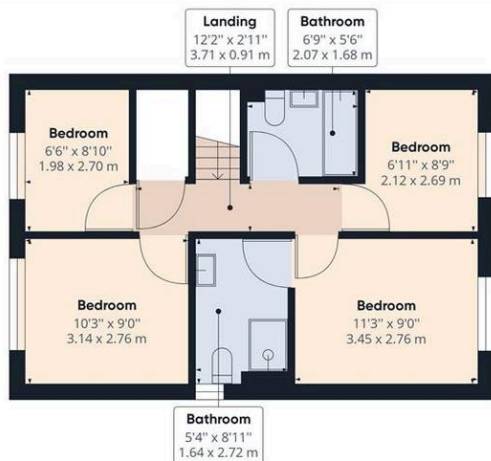
#### External

The property benefits from lawned gardens to the front and rear and off-street parking for two vehicles.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
951.88 ft<sup>2</sup>  
88.43 m<sup>2</sup>

(1) Excluding balconies and terraces.

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

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132