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20 High Street, Cloughton  
Guide Price £340,000



## 20 High Street

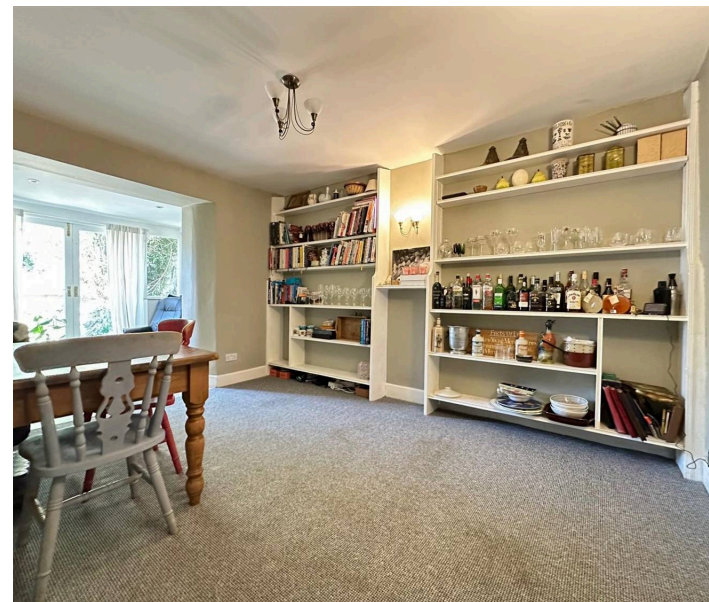
### Cloughton, Scarborough

- THREE GENEROUSLY SIZED BEDROOMS
- REAR GARDEN WITH OFF-STREET PARKING
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- A WELL PRESENTED GRADE II LISTED COTTAGE
- THREE/FOUR RECEPTION ROOMS & CLOAKROOM/WC
- SET WITHIN THE SOUGHT AFTER VILLAGE OF CLOUGHTON
- LOFT ROOM WITH A STUDY ROOM

Nestled in the charming village of Cloughton, Scarborough, this stunning Grade II listed terraced cottage is a true gem. With its characterful features and generous living space, it presents an excellent opportunity for families seeking a delightful home. Upon entering, you are welcomed by an entrance vestibule leading to an inner hallway, complete with built-in storage and stairs that ascend to the first floor. The ground floor boasts an inviting bay-fronted lounge, perfect for cosy evenings by the fireplace, and a separate dining room, also featuring a fireplace. A convenient downstairs cloakroom/WC adds to the practicality of the space. The modern kitchen/diner is fitted with a range of units, providing a stylish and functional area. Additionally, the property has the added benefit of a snug room which has an opening to the garden room, with its double doors opening to the rear gardens.

The first floor comprises a landing that leads to three spacious double bedrooms, each equipped with built-in storage, ensuring ample space for personal belongings. A modern four-piece suite bathroom completes this level, offering both comfort and convenience. From the first floor landing lies stairs up to the attic which comprises of a spacious loft room with eaves storage and a second loft room, ideal for a variety of uses including a study.

Externally, the property features well-maintained gardens to the rear, which include a paved area and a lawn, perfect for outdoor relaxation. Parking is also available at the rear, adding to the property's appeal.





## ACCOMMODATION: GROUND FLOOR

### Entrance Vestibule & Hallway

Dimensions: 7.0m max x 3.4m max (22'11" max x 11'1" max).

### Lounge

Dimensions: 5.3m max into bay x 4.6m max (17'4" max into bay x.

### Dining Room

Dimensions: 4.3m x 3.5m max (14'1" x 11'5" max).

### Snug Room

Dimensions: 4.0m max x 4.7m max (13'1" max x 15'5" max).

### Garden Room

Dimensions: 2.9m x 2.2m (9'6" x 7'2").

### Kitchen/Diner

Dimensions: 4.7m max x 3.0m max (15'5" max x 9'10" max).

### Cloakroom/WC

Dimensions: 2.2m x 2.0m (7'2" x 6'6").

## FIRST FLOOR

### Landing

Dimensions: 5.1m max x 4.0m max (16'8" max x 13'1" max).

### Bedroom One

Dimensions: 4.7m max into wardrobes x 4.3m max (15'5" max into.

### Bedroom Two

Dimensions: 4.6m max into wardrobes x 4.4m max (15'1" max into.

### Bedroom Three

Dimensions: 4.0m x 3.5m max (13'1" x 11'5" max).

### Bathroom

Dimensions: 2.9m x 2.3m (9'6" x 7'6").

## SECOND FLOOR

### Loft Room

Dimensions: 5.9m x 2.9m max (19'4" x 9'6" max).

### Loft Room/Study

Dimensions: 3.0m x 2.9m max (9'10" x 9'6" max).





TOTAL FLOOR AREA : 1968 sq.ft. (182.8 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 operability or efficiency can be given.  
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