



colin ellis

## Grouse Grove, Scarborough, YO11 3HU

This stunning detached house is a remarkable new build that offers both space and modern living. With four generously sized bedrooms, this home is perfect for families seeking comfort and style.

The property boasts a larger than average plot, providing ample outdoor space for relaxation and recreation. Whether you envision summer barbecues, children's play areas, or simply a tranquil garden retreat, the possibilities are endless.

The main bedroom features an en suite, adding a touch of luxury and convenience to your daily routine. The large kitchen diner is a standout feature, designed to be the heart of the home. It offers plenty of room for family meals and entertaining guests.

This delightful home combines contemporary design with practical living, making it a perfect choice for those looking to settle in a vibrant community. With its spacious layout, no onward chain and excellent amenities nearby, this property is not to be missed. Come and experience the charm of this exceptional home.

Guide Price £349,000





## PROPERTY DESCRIPTION

The property briefly comprises; entrance hallway, bay fronted living room, kitchen diner with a range of matching wall/base units, integrated appliances and double doors leading out to the patio area, utility room and WC. To the first floor, there are four bedrooms with built-in wardrobes with the main benefitting from an en-suite shower room. A four piece family bathroom suite completes the first floor accommodation. Externally to the front is ample parking and integrated garage. To the rear is a generous landscaped garden.

### LIVING ROOM

5.37 x 3.47 (17'7" x 11'4")

### KITCHEN DINER

3.73 x 6.56 (12'2" x 21'6")

### UTILITY

2.48 x 1.81 (8'1" x 5'11")

### WC

1.68 x 0.91 (5'6" x 2'11")

### BEDROOM

3.17 x 4.49 (10'4" x 14'8")

### EN SUITE

2.38 x 1.24 (7'9" x 4'0")

### BEDROOM

3.76 x 2.98 (12'4" x 9'9")

### BEDROOM

2.92 x 2.64 (9'6" x 8'7")

### BEDROOM

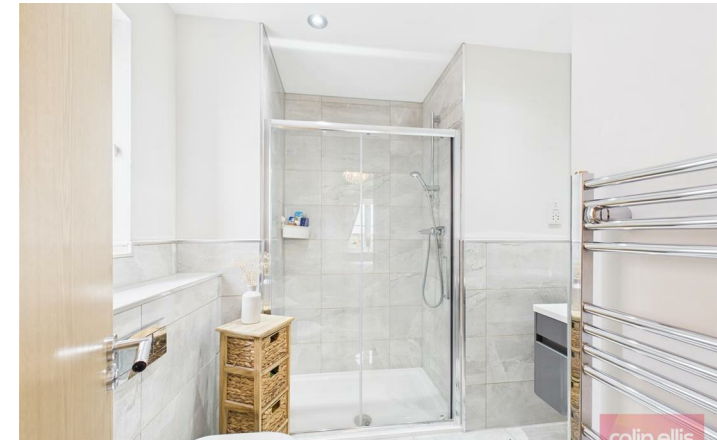
2.64 x 2.87 (8'7" x 9'4")

### BATHROOM

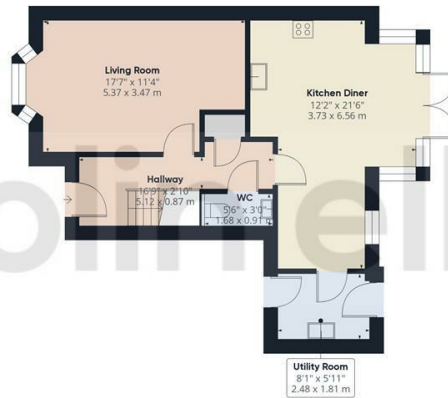
2.64 x 2.20 (8'7" x 7'2")



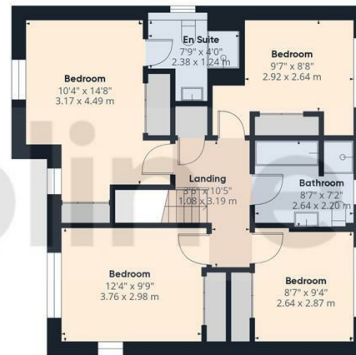




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Floor 1



Floor 2



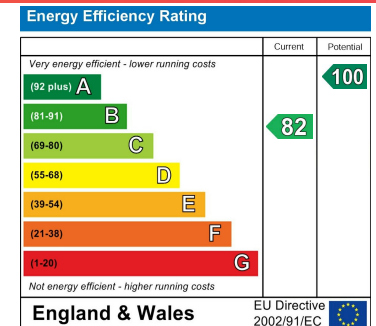
Approximate total area<sup>®</sup>  
1312.43 ft<sup>2</sup>  
121.93 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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