



colin ellis

Rowan Fields, Scarborough, YO12 4NQ

This well presented three bedroom detached bungalow is set within a cul de sac on a mature and sought after estate. Offering spacious and versatile accommodation, this home is ideal for those seeking comfortable single level living in a well established neighbourhood.

The property boasts a paved driveway, detached garage and meticulously maintained front and rear gardens, providing excellent outdoor space and privacy.

Inside, the home features a bright and airy living room, a separate dining room and a well appointed kitchen. The main bedroom benefits from an en suite, while two further bedrooms offer flexibility for guests, family or a home office. A bathroom completes the layout.

Whether you've looking to downsize, retire in comfort, or simply enjoy the ease of bungalow living, this property presents a fantastic opportunity in a desirable residential setting.

Guide Price £360,000



LIVING ROOM

4.27 x 5.47 (14'0" x 17'11")

DINING ROOM

2.98 x 3.45 (9'9" x 11'3")

KITCHEN

3.39 x 3.41 (11'1" x 11'2")

BEDROOM

3.81 x 3.61 (12'5" x 11'10")

EN SUITE

2.21 x 1.50 (7'3" x 4'11")

BEDROOM

4.11 x 2.86 (13'5" x 9'4")

BATHROOM

1.77 x 3.44 (5'9" x 11'3")

BEDROOM

2.54 x 3.32 (8'3" x 10'10")







Rowan Fields - 18726630

Council Tax Band - E

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



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