



**Cornelian Avenue, Scarborough, YO11 3AN**

**Offers In Excess Of £350,000**



# Cornelian Avenue, Scarborough

## DESCRIPTION

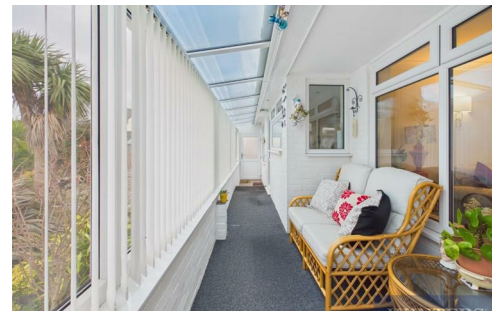
Welcome to Cornelian Avenue, Scarborough - a charming location for this stunning detached bungalow. This property boasts four generously sized bedrooms, perfect for a growing family or those in need of extra space. The upstairs bedroom even features its own ensuite, adding a touch of luxury to everyday living.

One of the highlights of this property is the conservatory/sunroom that leads out to the garden, providing a tranquil space to relax and enjoy the natural surroundings. The open plan kitchen and dining room offers a seamless flow, ideal for entertaining guests or simply enjoying family meals together.

Additionally, the convenience of a garage with internal access adds practicality to this already impressive property. Whether you're looking for a peaceful retreat or a spacious family home, this bungalow on Cornelian Avenue has it all.

Don't miss out on the opportunity to make this house your home in beautiful Scarborough.

- Four Good Sized Bedrooms
- Garage with Internal Access
- Open Plan Kitchen/Dining Room
- Large Garden
- Upstairs Bedroom Featuring An Ensuite
- Conservatory/Sunroom Leading to Garden





HUNTERS



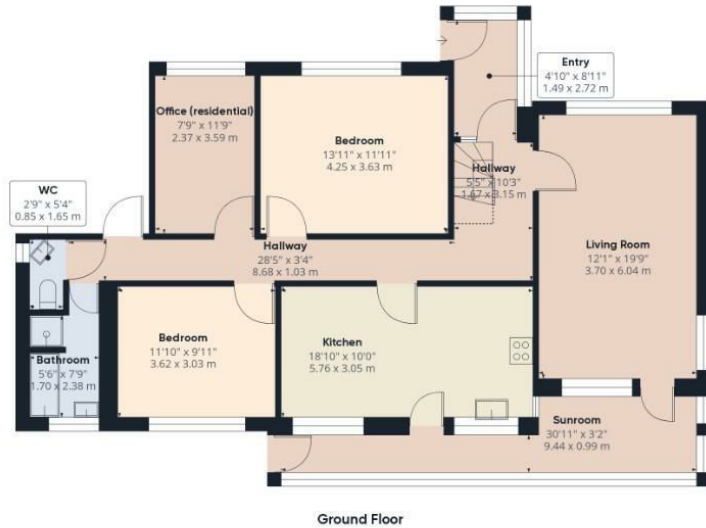
HUNTERS



HUNTERS



HUNTERS



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1449.58 ft<sup>2</sup>  
134.67 m<sup>2</sup>

Reduced headroom

79.11 ft<sup>2</sup>  
7.35 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

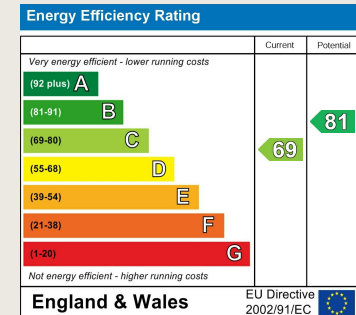
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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