



4 Grouse Grove, Eastfield, Scarborough, YO11 3HU
Offers In The Region Of £345,000

- *Spacious four-bedroom detached family home*
- *Bay-fronted lounge filled with natural light*
- *Utility room and integral garage*
- *Approx. 1,620 sq. ft. of accommodation*
- *Principal bedroom with en-suite shower room*
- *Landscaped rear garden with timber garden room*
- *Superb open-plan kitchen, dining and family room*
- *Contemporary family bathroom and ground floor WC*
- *Driveway parking in a sought-after residential location*

4 Grouse Grove, Scarborough YO11 3HU

An outstanding four-bedroom detached family home offering approximately 1,620 sq. ft. of beautifully presented accommodation, thoughtfully designed for modern family living. Featuring a superb open-plan kitchen, dining and family room, a spacious bay-fronted lounge, utility room, integral garage, four generous bedrooms, including a principal bedroom with en-suite, and a contemporary family bathroom. Outside, the property boasts a private driveway, landscaped enclosed rear garden and a versatile timber garden room, all situated within a highly desirable residential development close to local amenities, schools and transport.



Council Tax Band: E



This exceptional four-bedroom detached family home offers spacious, beautifully presented accommodation extending to approximately 1,620 sq. ft., occupying a generous plot within a sought-after modern residential development. Finished to an excellent standard throughout, the property combines contemporary styling with practical family living, featuring an impressive open-plan kitchen, landscaped gardens and an integral garage with adjoining utility room.

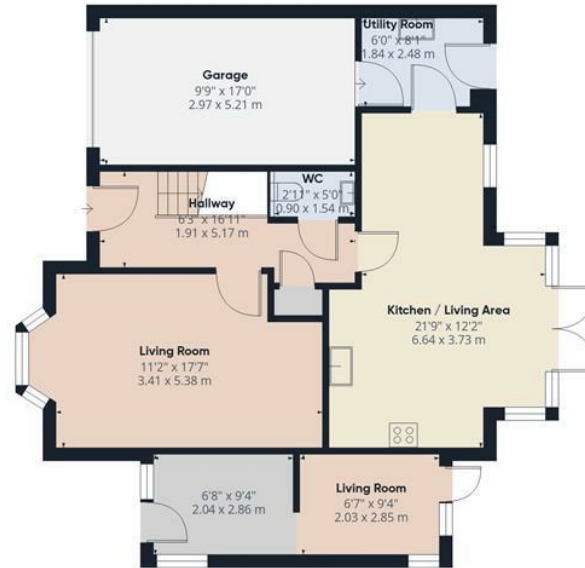
The welcoming entrance hall provides access to a generous bay-fronted lounge, creating an elegant yet comfortable space to relax. The true heart of the home is the stunning open-plan kitchen, dining and family room, fitted with a comprehensive range of modern units, integrated appliances and a central island. Flooded with natural light from dual-aspect windows and French doors opening onto the rear garden, this superb living space is ideal for both everyday family life and entertaining. A separate utility room, convenient ground floor WC and integral garage complete the ground floor accommodation.

To the first floor are four well-proportioned bedrooms, all beautifully presented. The principal bedroom benefits from a stylish en-suite shower room and fitted wardrobes, while the remaining bedrooms are served by a luxurious contemporary family bathroom featuring both a bath and separate walk-in shower. The fourth bedroom is currently utilised as a home office, providing excellent flexibility for modern lifestyles.

Outside, the property enjoys an attractive frontage with a lawned garden, private driveway providing off-street parking and access to the integral garage. To the rear is a beautifully landscaped enclosed garden, thoughtfully designed with manicured lawns, attractive planted borders, decked seating areas and a substantial timber garden room/workshop, creating a wonderful outdoor space for families and entertaining alike.

Beautifully maintained throughout and offering generous, versatile accommodation in a desirable location, this is a superb family home ready to move straight into.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1621 ft²

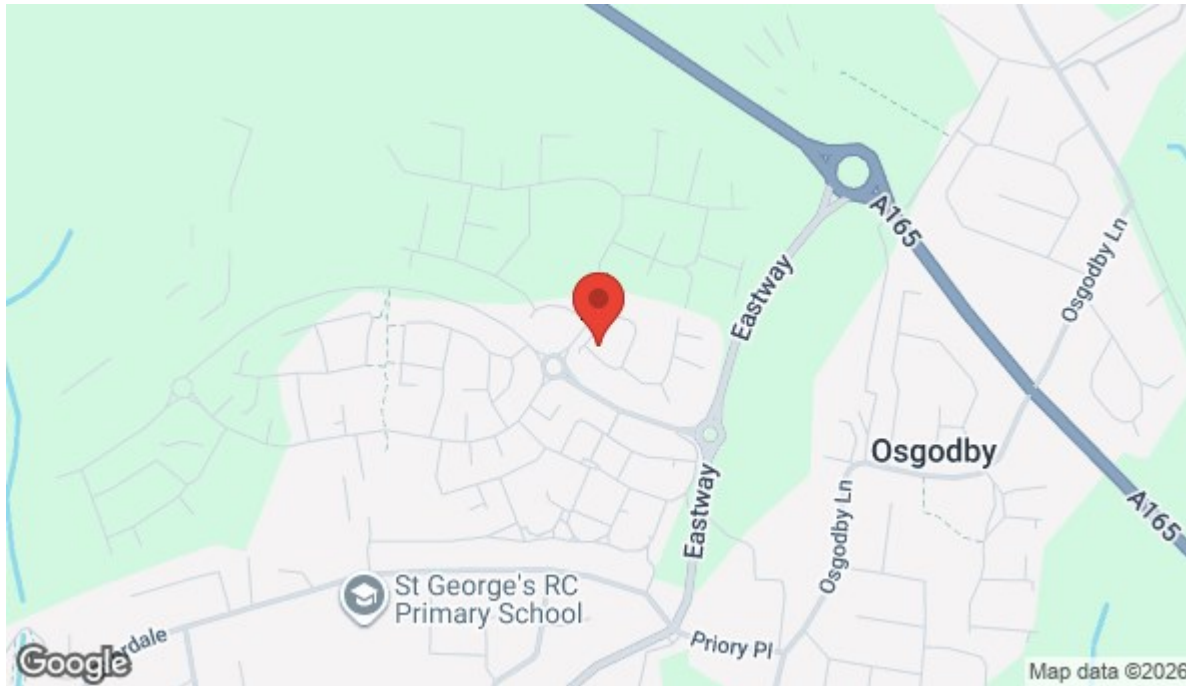
150.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B	81	
(69-80) C		
(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	

Viewings

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