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For over 30 years

16 Southwold Rise, Eastfield

In Excess of £230,000



Eastfield, Scarborough

- EXTENDED THREE/FOUR BEDROOM SEMI-DETACHED HOME
- TWO RECEPTION ROOMS PLUS MODERN KITCHEN
- OFF-STREET PARKING FOR MULTIPLE CARS, GARAGE & LAWNED GARDENS
- SUPERB OPEN ASPECT VIEWS TO THE WOLDS FROM UPPER FLOORS
- POPULAR RESIDENTIAL LOCATION WITHIN A CUL-DE-SAC

We are delighted to present this extended and well maintained three/ four bedroom semi-detached family home, situated on an elevated site within a cul-de-sac and offering superb open aspect views to the Wolds from the upper floors.

The accommodation comprises on the ground floor; a spacious lounge featuring double glazed sliding doors that lead seamlessly into a bright conservatory, creating an inviting flow ideal for family living and entertaining. The modern kitchen is thoughtfully designed for both style and functionality, while the first floor hosts a substantial master bedroom boasting open aspect views, a contemporary house bathroom, a further bedroom plus an additional room which could be utilised as an office/study or occasional fourth bedroom, features stairs ascending to a generous second floor bedroom, making it an ideal retreat for teenagers or guests. Throughout, the home exudes a sense of light and space, complemented by modern neutral décor, gas heating via a combination boiler, and UPVC double glazing.

Outside the property boasts well presented lawned gardens to the front and rear as well as a driveway leading to the garage which also provides additional off street parking for approximately 4 vehicles.

Perfectly positioned within a cul-de-sac at the top end of Eastfield, this property enjoys easy access to local shops, supermarkets, highly regarded schools, and transport links into





GROUND FLOOR

Kitchen

14' 1" x 11' 6" (4.30m x 3.50m)

Lounge

17' 9" x 14' 1" (5.40m x 4.30m)

Conservatory

12' 2" x 8' 2" (3.70m x 2.50m)

FIRST FLOOR

Landing

11' 6" x 4' 7" (3.50m x 1.40m)

Bedroom One

14' 1" x 11' 10" (4.30m x 3.60m)

Bedroom Two

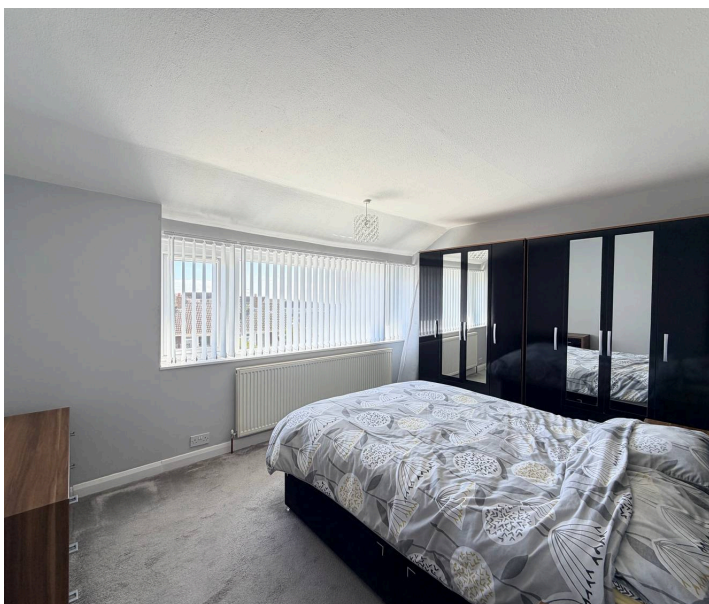
11' 2" x 7' 3" (3.40m x 2.20m)

Study/Occasional Fourth Bedroom

9' 2" x 8' 10" (2.80m x 2.70m)

Bathroom

6' 7" x 5' 3" (2.00m x 1.60m)



SECOND FLOOR

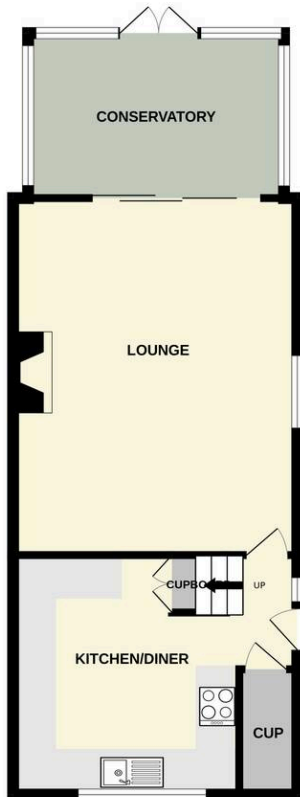
Bedroom Three

14' 1" x 13' 9" (4.30m x 4.20m)

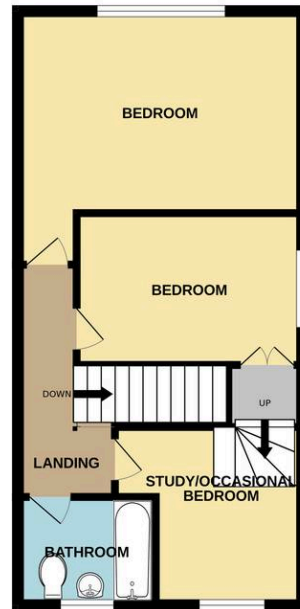
HMRC

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

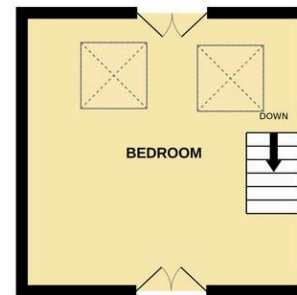
GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



2ND FLOOR
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.0 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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