



1 CORNCRAKE DRIVE, WHITBY

Whitby Town Centre approx. 1miles



A MODERN, 4 BEDROOM, DETACHED HOUSE SET NEAR THE EDGE OF THIS POPULAR ESTATE. FINISHED TO AN EXCELLENT SPECIFICATION THIS EXECUTIVE FAMILY HOME IS BEAUTIFULLY PRESENTED THROUGHOUT, HAS AN OPEN ASPECT TO THE FRONT AND GENEROUS GARDENS TO THE REAR.

A FANTASTIC FAMILY HOME THAT SHOULD BE VIEWED

Accommodation:

Ground Floor: Hallway, WC Cloakroom, Lounge, Study, Kitchen-Diner, Utility.

1st Floor: Landing, Master Bedroom with En-Suite Shower Room, 3 Double Bedrooms, House Bathroom.

Outside: Gardens to front and rear. Garage & driveway parking.

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PARTICULARS OF SALE

Built in around 2023 by national housebuilder Barratt Homes, 1 Corncrake Drive is an impressive modern house and still has the balance of its 10 year new home warranty. The property still has a 'like new' feel and is beautifully presented with good quality fixtures and fittings.

Being set back from the main road, the property is set on a larger than average plot and has a lovely open aspect to the front and west facing gardens to the rear plus a garage and a double driveway. Built to the latest building spec with modern insulation levels, it is very economic to run, more important than ever in the modern world. A fantastic family home it's well worth a closer look.

From the driveway, an insulated entrance door opens into ...

Hallway –With stairs leading up to the first floor and doors opening to the lounge, kitchen and ...

WC Cloakroom – The cloakroom is fitted with a modern white low flush suite and wash hand basin.



Lounge – A nicely proportioned reception room with a window to the front.

Study: To the front of the house with window to the front overlooking the drive.



Dining Kitchen– The dining kitchen is generously proportioned and has a large window facing out to the rear with double doors opening to the garden. There is a under-stairs storage cupboard off the kitchen

The kitchen area is fitted with a suite of attractive navy blue cabinets under a modern composite worktops with integral equipment including a 1½ bowl sink unit, AEG electric oven and 4 ring gas hob with stainless steel extractor hood over, wine cooler, concealed fridge freezer and AEG dishwasher. Laminated flooring throughout. An opening links through to ...



Utility Room– with similar cabinets to the kitchen the utility has positions for an automatic washing machine and tumble dryer. The gas central heating boiler is mounted on the wall. A half glazed door opens onto the side drive giving access to the garage.

1st Floor

The staircase rises from the entrance hall up to a landing with a large recessed airing cupboard. The landing has a hatch to the loft void and has doors opening to ...



Master Bedroom – a large light double bedroom with windows to the front and side. A connecting door opens into ...

En-Suite Shower Room – the shower room has a white suite comprising a large shower cubicle with a thermostatic bar mixer fitment, pedestal wash basin and low flush WC.

Bedroom – a good double bedroom with window facing over the rear garden.

House Bathroom – with window to the rear and modern white suite comprising panel bath with shower having a thermostatic bar mixer fitment and fitted screen, pedestal wash basin and low flush WC.



Bedroom– a smaller double bedroom with window to the rear.



Bedroom– another generous double bedroom, with window to the front and built in cupboard.

Outside

1 Corncrake Drive is one of 3 houses that branch off and have a brick paved driveway serving them which give ample parking.

The front of the property has a small area of lawn with further shrub areas, and leads to the driveway which leads up to ...

Link Garage (17'3 x 8'6 internal) with up and over door, electric light and power.

To the side of the house a wooden gate leads down a path into the west facing rear garden. The garden is slightly sloped and bounded by a high wooden fence with direct access from the double doors out of the kitchen diner. The garden is largely set to grass with large paved patio area built by the vendors, raised base for a greenhouse/shed and unlike many properties a decent sized side garden with the vendors also having created a space for bin storage. A further access gate to the front

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Services: The house is connected to mains water, electricity, gas and drainage. The property has an 'Ideal' gas fueled boiler located in the utility room.

Directions: From the town centre, take the Scarborough Road out of the town, passing Sainsbury's, reaching the roundabout. Take the second exit onto Abbey View Road, before turning right onto Corncrake Drive, and immediately left on to the brick paved driveway serving 1 Corncrake Drive.

Tenure: Freehold. There is a modest annual payment for the upkeep and maintenance of communal areas within the estate.

Council Tax Banding: Band 'E'. North Yorkshire Council. Tel 01609 780 780.

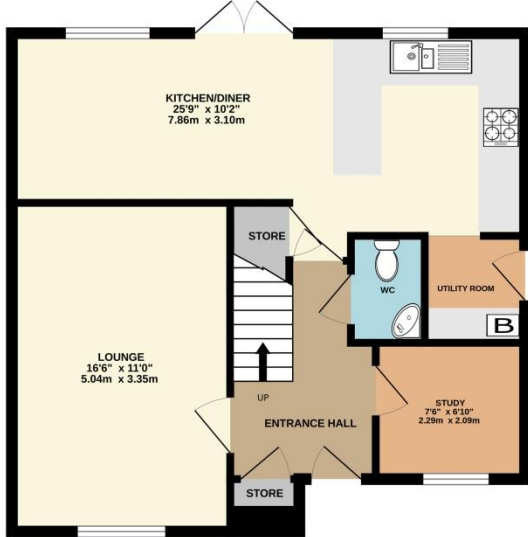
Post Code: YO22 4FW

IMPORTANT NOTICE

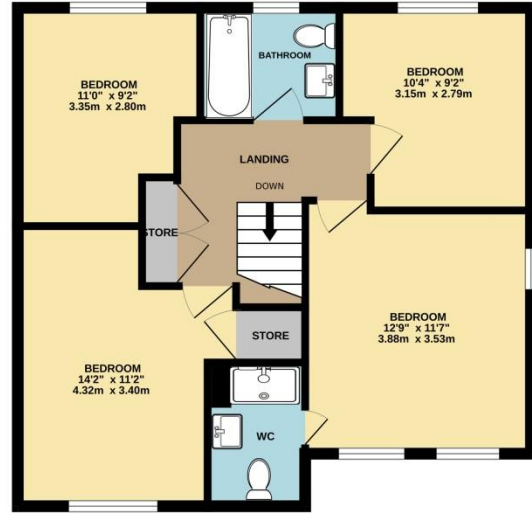
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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