ANDREW COWEN







44 Bilberry Avenue, Eastfield, Scarborough, YO11 3XF

Guide Price £245,000

- *Move-in-ready accommodation*
- *En-suite Bathroom*
- *Beautiful herringbone flooring*
- *Spacious and inviting living room*
- *Off-street parking*
- *Dedicated home-working space*
- *Modern family bathroom*
- *Ideal for first time buyers*
- *Solar Panels*

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An exceptional three-bedroom home, beautifully presented throughout and offering a superb contemporary kitchen diner, spacious garden-facing living room and versatile third bedroom/home office. With two first-floor bathrooms, off-street parking and a delightful landscaped rear garden complete with a charming garden building, this is a fantastic opportunity to acquire a stylish, move-in-ready home.

3 2 1 B

Council Tax Band: C





The accommodation extends to approximately 940 sq. ft. (87.2 sq. m.) and offers a well-balanced layout ideally suited to modern family living. At the heart of the home is an impressive kitchen diner, fitted with contemporary shaker-style units, integrated appliances and generous worktop space. The room provides an excellent setting for both everyday dining and entertaining, complemented by stylish tiled flooring and modern lighting.

To the rear, the spacious living room provides a comfortable and inviting place to relax, featuring attractive herringbone-style flooring and French doors opening directly onto the garden. The connection between the living accommodation and outdoor space is particularly appealing during the warmer months.

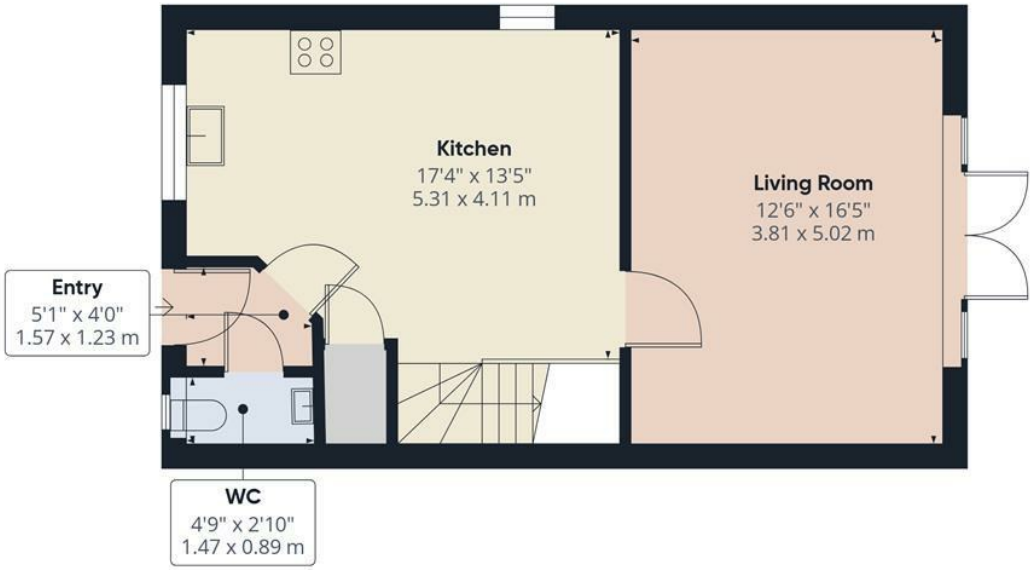
The first floor offers three bedrooms, with the third currently arranged as a home office, providing flexibility for families, guests or those working remotely. The principal bedrooms are well proportioned, while the accommodation is complemented by a modern family bathroom, additional shower room and a ground-floor WC.

Externally, the rear garden is a real feature of the property. Beautifully landscaped and carefully maintained, it combines a central lawn with established planting, decorative borders and paved seating areas. A delightful garden building adds character and provides a versatile space for hobbies or relaxation. To the front, the property benefits from off-street parking.

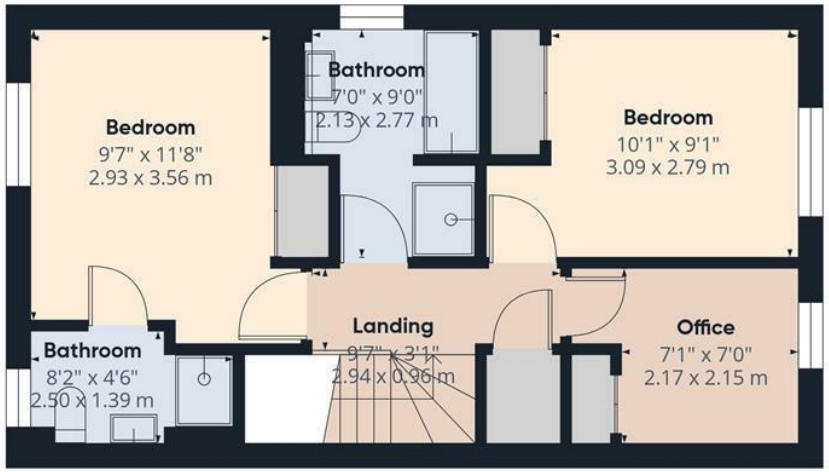
Combining modern interiors, practical accommodation and an attractive outdoor setting, this is an excellent opportunity for first-time buyers, young families and those seeking a well-maintained home with little work required.







Floor 0





Floor 1

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SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

940 ft²

87.2 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.

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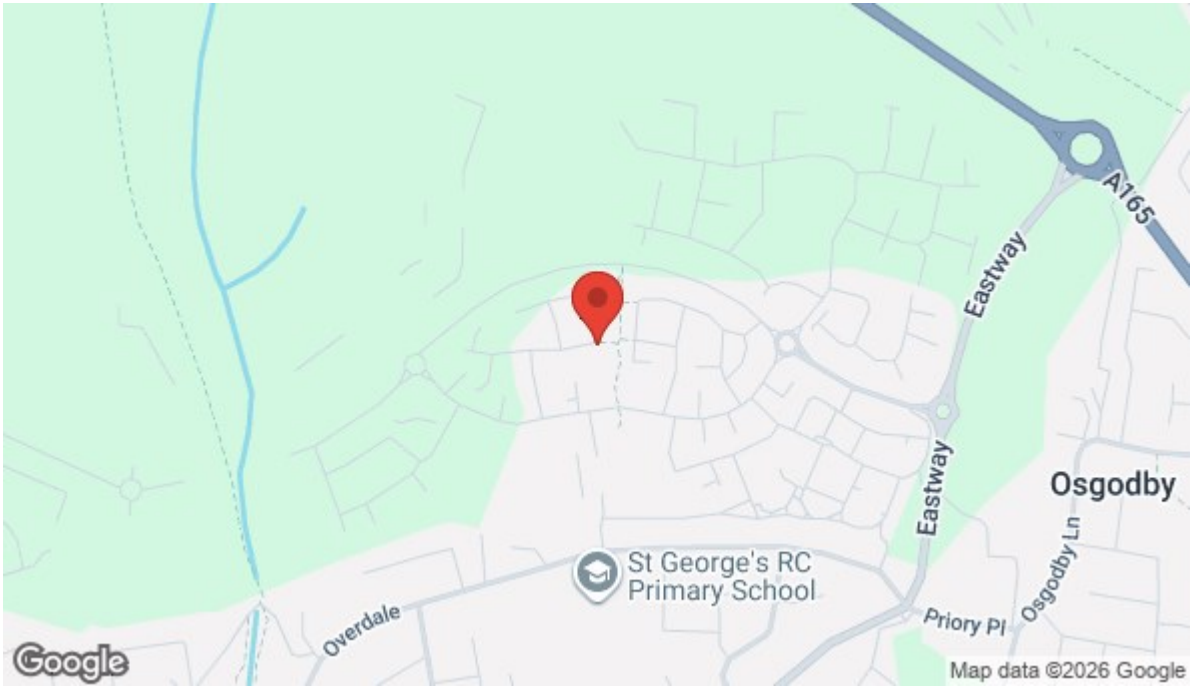

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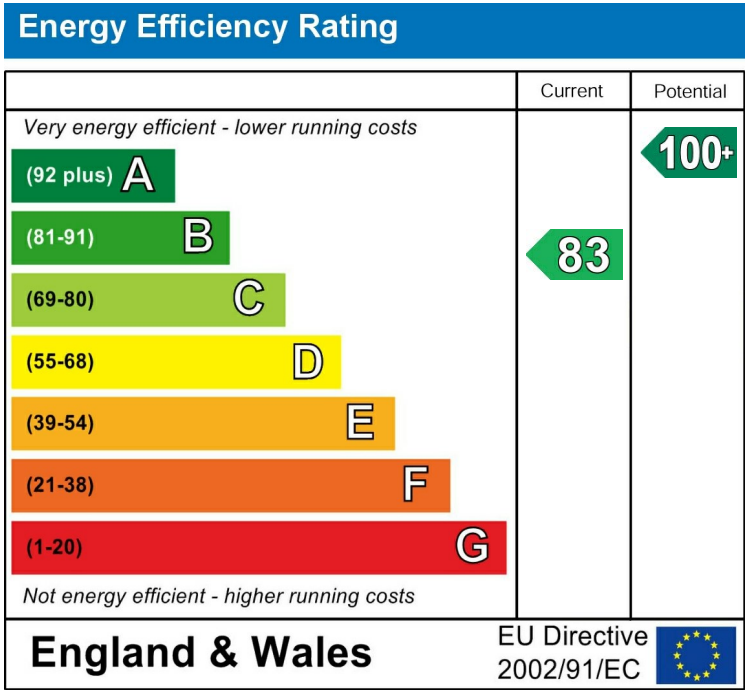

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