



colin ellis

Throxenby Lane, Scarborough, YO12 5HN

Positioned within an exclusive private development of just three executive homes, this substantial detached residence offers an exceptional opportunity to acquire a prestigious family home in a highly sought-after setting.

Occupying a generous plot with mature gardens and enjoying an enviable level of privacy, this impressive home has been thoughtfully designed to provide spacious and versatile accommodation, perfectly suited to modern family living.

Approached via a private road, the home immediately impresses with its attractive brick elevations, sweeping frontage, double garage and driveway parking. Internally, the accommodation provides an excellent balance of formal entertaining space and relaxed everyday living.

Guide Price £750,000



PROPERTY DESCRIPTION

At the heart of the home is an impressive reception hall leading to an outstanding open-plan living and dining room, flooded with natural light from multiple aspects and centred around an attractive feature fireplace. The lounge provides a welcoming retreat, while the delightful sunroom enjoys uninterrupted views over the landscaped rear garden, creating the perfect space to relax and entertain throughout the seasons. The beautifully appointed kitchen is fitted with a range of cabinetry and complemented by a practical utility room and ground floor cloakroom. Completing the ground floor is a versatile fifth bedroom, currently arranged as a bedroom but equally well suited as a home office, playroom or additional reception room, offering excellent flexibility for modern family living.

The first floor continues to impress with four generous double bedrooms, including a particularly spacious principal suite with a well-appointed en-suite bathroom. Bedroom Two also benefits from its own en-suite, whilst the remaining bedrooms are served by a contemporary family bathroom. In addition, there is a further versatile room, ideal as a nursery, study, dressing room or hobby room, providing valuable additional space to suit a family's changing needs.

Outside, the mature rear garden provides a wonderful setting for family life and entertaining, featuring an expansive lawn, established trees, well-stocked borders and a high degree of privacy.

Rarely do homes of this calibre become available, particularly within such an exclusive development. Combining generous accommodation, privacy and an outstanding setting, this is a home perfectly suited to growing families seeking executive living.

LIVING ROOM / DINING ROOM

6.89 x 7.03 (22'7" x 23'0")

KITCHEN

3.53 x 4.24 (11'6" x 13'10")

LOUNGE

3.59 x 2.50 (11'9" x 8'2")

SUN ROOM

2.96 x 3.94 (9'8" x 12'11")

UTILITY ROOM

3.52 x 1.57 (11'6" x 5'1")

WC

1.73 x 0.95 (5'8" x 3'1")

BEDROOM 5 / OFFICE

2.64 x 2.72 (8'7" x 8'11")

BEDROOM

6.94 x 3.84 (22'9" x 12'7")

EN SUITE

2.36 x 3.05 (7'8" x 10'0")

BEDROOM

5.60 x 3.38 (18'4" x 11'1")

EN SUITE

2.47 x 2.04 (8'1" x 6'8")

BEDROOM

4.41 x 3.06 (14'5" x 10'0")

BEDROOM

3.53 x 3.17 (11'6" x 10'4")

BEDROOM 5 / OFFICE

2.97 x 2.05 (9'8" x 6'8")

BATHROOM

3.52 x 2.75 (11'6" x 9'0")

GARAGE

5.67 x 5.64 (18'7" x 18'6")





