



## *20 Old Malton Road, Staxton, Scarborough, YO12 4SB*

*Guide Price £395,000*

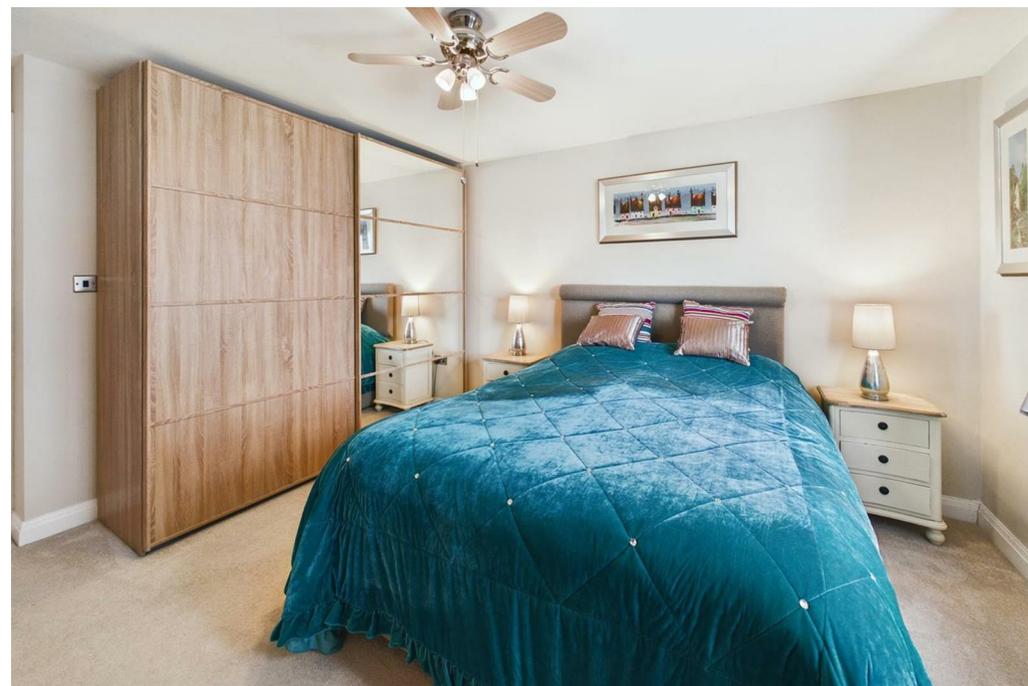
- *Immaculate detached family home*
- *Granite worktops*
- *Summerhouse with light and power*
- *Master bedroom with ensuite*
- *Separate dining room*
- *Secure gated driveway*
- *Dual-aspect lounge with log burner*
- *Downstairs WC*
- *Desirable location*

## 20 Old Malton Road, Scarborough YO12 4SB

An immaculate four double bedroom detached family home set on a beautifully landscaped plot in the sought-after village of Staxton. Offering spacious, high-quality accommodation including a superb lounge with log burner, premium breakfast kitchen, conservatory and master ensuite, plus gated parking, detached garage and summerhouse/home office. Available with vacant possession and no onward chain.



Council Tax Band: D



Occupying a generous and beautifully landscaped plot within the highly desirable village of Staxton, this immaculate four-bedroom detached residence offers a superb standard of accommodation, perfectly suited to modern family living.

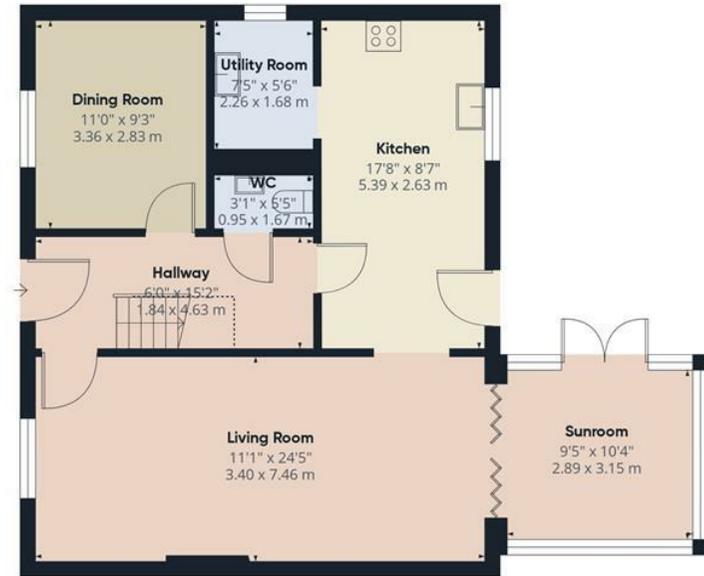
From the moment you step inside, the quality and care invested in this home is immediately apparent. The welcoming entrance hall leads through to a spacious dual-aspect lounge, complete with a feature log burner and engineered oak flooring, creating a warm yet contemporary living environment. Tri-fold doors open seamlessly into the conservatory, enhancing the sense of space and providing an ideal setting for both entertaining and everyday relaxation.

The breakfast kitchen is fitted with high-quality German units supplied by local specialists and complemented by granite worktops, a ceramic sink, integrated dishwasher, and a double Belling range cooker with Rangemaster extraction hood. A matching utility room continues the premium finish, while a separate dining room and convenient downstairs WC complete the ground floor accommodation.

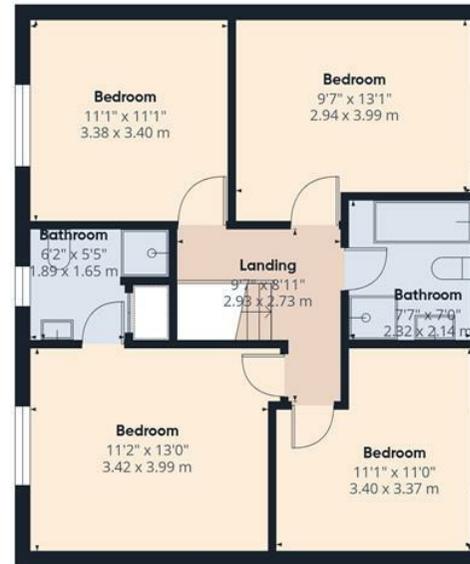
To the first floor, the property offers four well-proportioned double bedrooms. The principal bedroom benefits from fitted triple wardrobes and a private ensuite, while the remaining bedrooms are equally generous, one also features fitted storage. The family bathroom is finished to a good standard and offers both a separate shower and bath.

Externally, the property truly excels. The landscaped rear garden is a credit to the current owners, featuring an Indian stone patio, manicured lawn, mature planting, a water feature and secure fenced boundaries providing privacy. The summerhouse, fitted with light and power, offers excellent flexibility as a home office or studio space. A secure gated driveway provides parking for multiple vehicles and leads to a detached garage with light, power and personnel door. Offered to the market with vacant possession and no onward chain, this exceptional home presents a rare opportunity to acquire a high-quality family residence in a well-regarded village setting. Early viewing is strongly recommended to fully appreciate the lifestyle on offer.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**

1591 ft<sup>2</sup>

147.7 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>

1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Viewings

Call the office to make an appointment today!

**01723 377707**



SCAN ME

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## Looking to Sell?

Book a no obligation valuation today!

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