



Plot 26 Heather Pastures, Eastfield, Scarborough, YO11 3YH

Guide Price £235,000

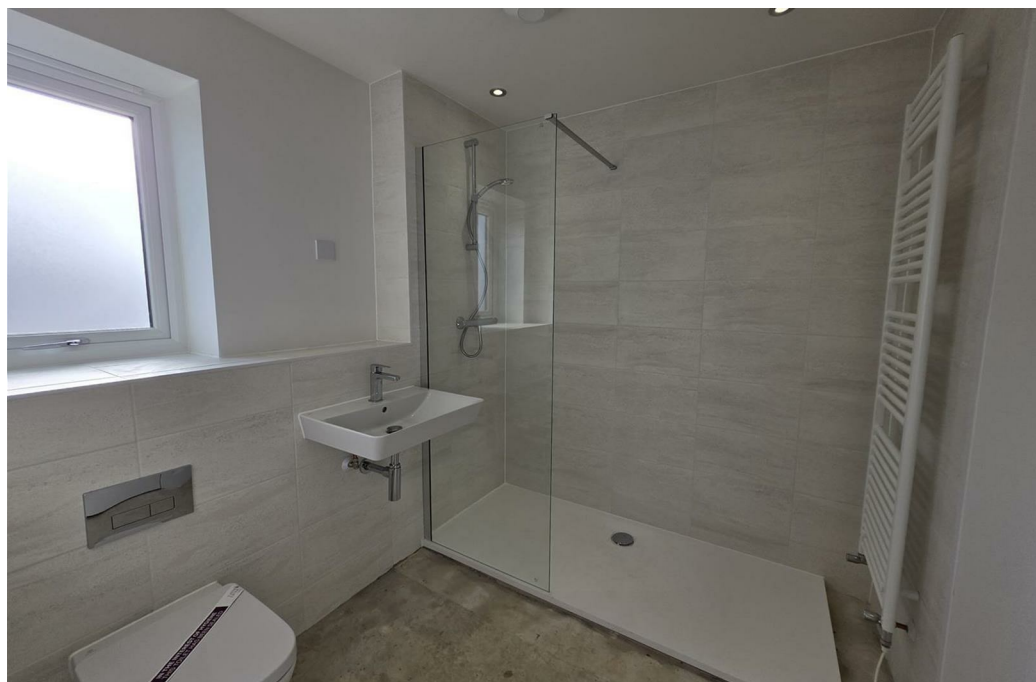
- *Open plan Kitchen, Living and Dining Room*
- *Private driveway for 2 cars*
- *One double bedroom*
- *2 year emergency cover*
- *French doors leading onto the garden from the living room*
- *10 year NHBC warranty*
- *One single bedroom*
- *Ensuite WC and Bathroom*
- *Fully fitted kitchen with integrated appliances*
- *Exclusively for over 55's*

Plot 26 Heather Pastures, Scarborough YO11 3YH

A beautifully presented two-bedroom bungalow forming part of the sought-after Later Living by Lovell development, offering stylish, energy-efficient accommodation designed with future adaptability in mind. Featuring a bright open-plan lounge, dining area and modern fitted kitchen with integrated appliances, the property also benefits from two well-proportioned bedrooms and a contemporary shower room. French doors open onto a private garden, creating an ideal space for both relaxing and entertaining. A superb low-maintenance home in a well-kept and peaceful setting.



Council Tax Band: B



This beautifully presented two-bedroom bungalow forms part of the Lovell development, thoughtfully designed to combine contemporary style with practical, future-proofed living.

Finished to an excellent standard throughout, the property offers bright and spacious accommodation centred around an impressive open-plan lounge, dining area and kitchen. This sociable space is ideal for both everyday living and entertaining, with French doors providing a seamless connection to the garden and allowing natural light to flood the room.

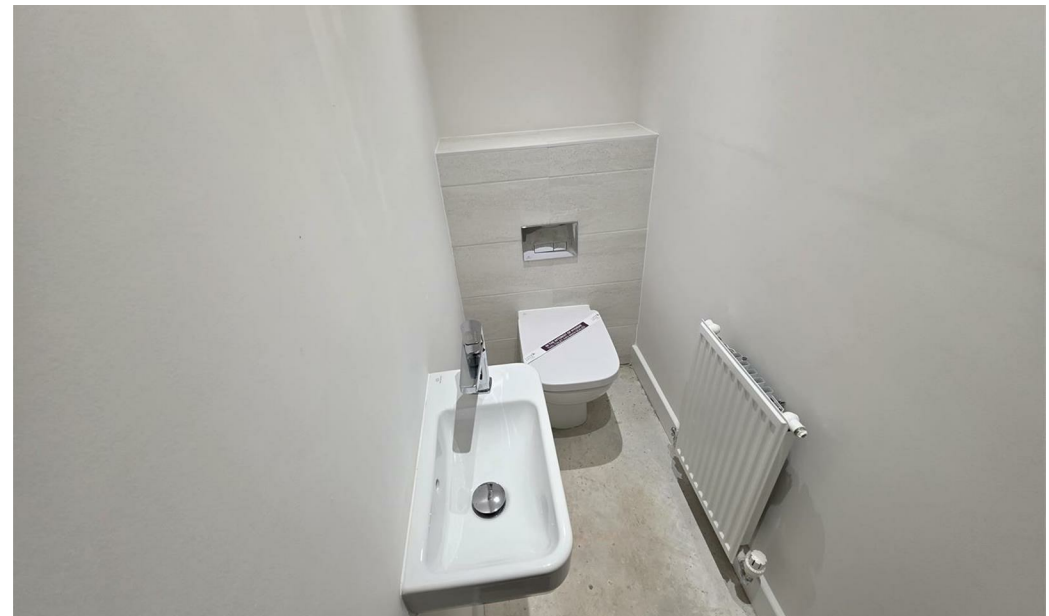
The kitchen is fitted with a range of modern units complemented by quality work surfaces and integrated appliances, creating a sleek and functional environment. The layout is both practical and stylish, with ample storage and preparation space.

There are two well-proportioned bedrooms, including a generous principal bedroom positioned to the rear, enjoying a pleasant outlook over the garden and convenient access to the contemporary shower room. The second bedroom, located to the front, offers flexibility as a guest room, study or hobby space.

The bathroom has been finished with modern tiling and features a spacious walk-in shower, designed with accessibility and ease of use in mind, in keeping with the home's later living principles.

Externally, the property benefits from a neatly maintained frontage and a private garden space, ideal for relaxing or enjoying outdoor dining. The development itself is well-kept and designed to offer a peaceful, community-focused environment.

Only 1 occupant in the property has to be over 55



MORGAN

2 Bedroom Bungalow



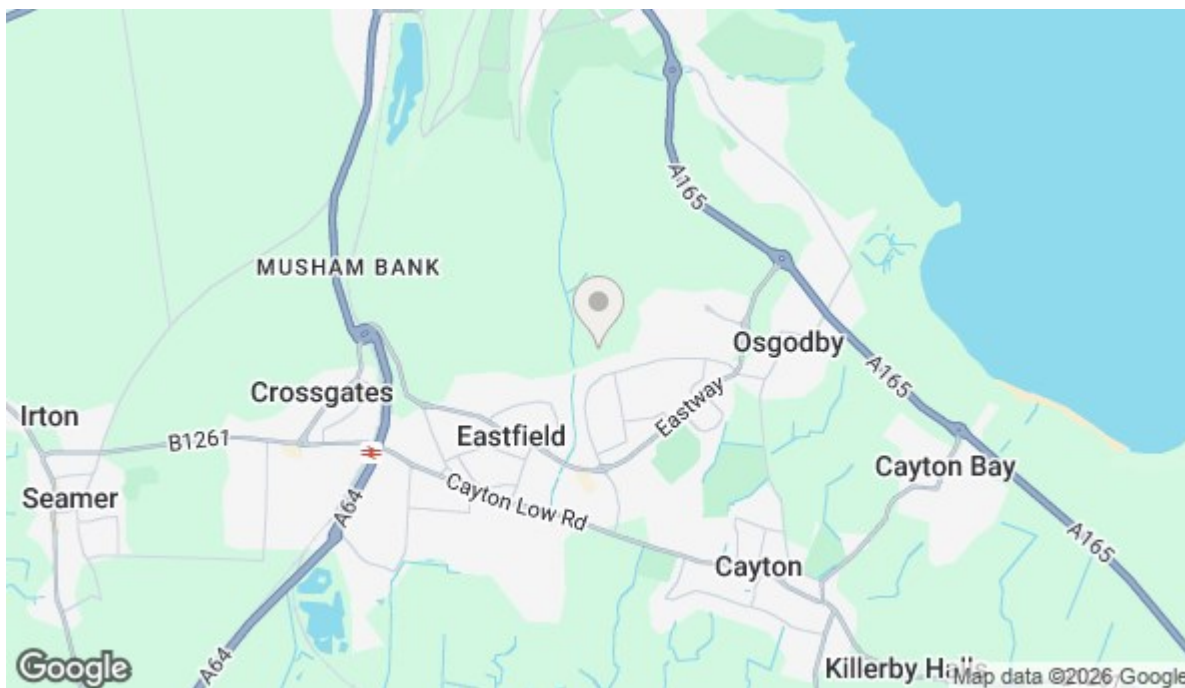
Lounge/Dining	3400mm x 5335mm	11' 2" x 17' 5"
Kitchen	2750mm x 3970mm	9' 0" x 13' 0"
Bedroom 1	3380mm x 3665mm	11' 1" x 12' 0"
Bedroom 2	2280mm x 3300mm	7' 5" x 10' 8"
En-suite Bathroom	2280 x 3050mm	7' 5" x 10' 0"

* 66.5 sqm 716 sqFt

* Represents maximum dimensions taken. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. April 2023.

**LATER
LIVING** 
by **LOVELL**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	99	99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Viewings

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