



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

3, Pear Tree Close, Scarborough

Guide Price £650,000



- NEWLY BUILT FOUR BEDROOM DETACHED HOUSE
- WITHIN AN EXCLUSIVE DEVELOPMENT OF JUST FOUR HOMES
- MASTER BEDROOM WITH EN SUITE
- SPACIOUS OPEN PLAN KITCHEN/DINING AREA
- GARAGE AND OFF-STREET PARKING
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- OPEN ASPECT SEA/CASTLE VIEWS

CPH are delighted to offer to the market this exclusive development of just four exceptional four-bedroom detached family homes, perfectly positioned in a sought-after coastal location with stunning sea and castle views.

Finished to an outstanding specification throughout, these contemporary homes have been thoughtfully designed to combine stylish modern living with excellent energy efficiency, making them ideal for families, professionals and those looking for a high-quality new-build home.

Each property offers spacious and versatile accommodation, including four well-proportioned bedrooms, generous open-plan living space, a single garage and off-street parking. The spacious accommodation has been thoughtfully designed to suit modern family living, with well-proportioned rooms and an abundance of natural light throughout.

Constructed using high-performance timber frame technology, the homes provide excellent insulation and energy efficiency. Double glazed windows and contemporary bi-fold doors flood the interiors with natural light, while composite entrance doors offer security, durability and style.

Internally, the homes benefit from underfloor heating to the ground floor, radiators to the first floor and quality flooring throughout, including luxury vinyl tile flooring to most of the ground floor, carpets to the lounge and bedrooms, and stylish tiled finishes to the bathrooms.





The bespoke kitchens and bathrooms have been individually designed by a professional interior designer, creating elegant and functional living spaces. Each kitchen is fitted with premium quartz worktops and integrated appliances, including a fridge freezer, oven, hob and dishwasher, with a separate utility room providing space for a washing machine. Additional high-quality finishes include oak internal doors, contemporary black sockets, switches and door furniture, together with a neutral decorative finish throughout. Every property also benefits from the reassurance of a comprehensive 10-year structural warranty.

Hallway 19' 8" x 3' 3" (6.00m x 1.00m)

Living Room 18' 1" x 12' 10" (5.50m x 3.90m)

Open Plan Kitchen/Living Area 23' 7" x 13' 9" (7.20m x 4.20m)

Open Plan Kitchen/Living Area 13' 5" x 11' 6" (4.10m x 3.50m)

Laundry Room 9' 10" x 6' 7" (3.00m x 2.00m)

WC 5' 11" x 3' 1" (1.80m x 0.95m)

Garage 21' 0" x 9' 10" (6.40m x 3.00m)

Landing 18' 1" x 6' 7" (5.50m x 2.00m)

Master Bedroom 16' 5" x 14' 5" (5.00m x 4.40m)

En suite 10' 6" x 4' 7" (3.20m x 1.40m)

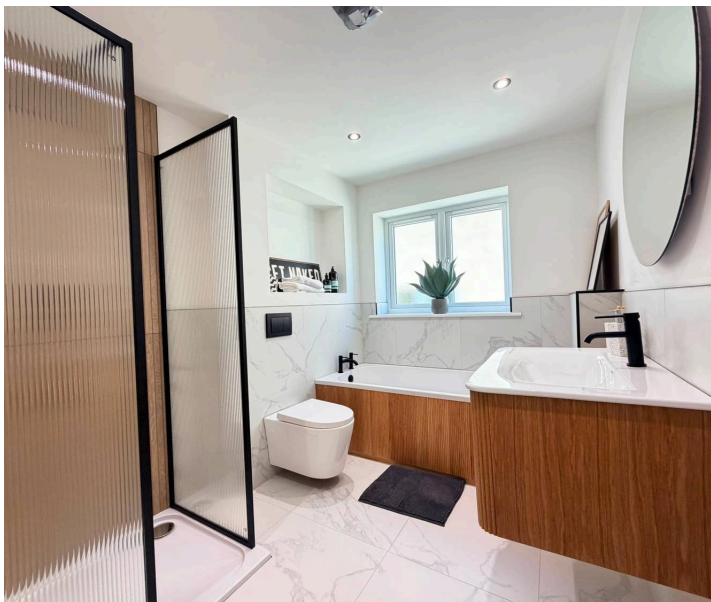
Bedroom 13' 9" x 11' 6" (4.20m x 3.50m)

Bedroom 13' 1" x 12' 10" (4.00m x 3.90m)

Bedroom 12' 6" x 10' 6" (3.80m x 3.20m)

Bathroom 10' 2" x 7' 3" (3.10m x 2.20m)

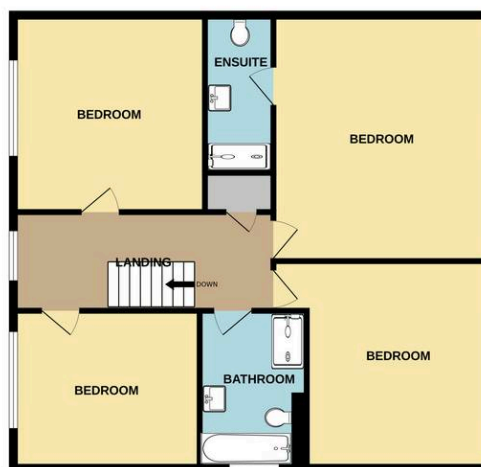
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GROUND FLOOR
1073 sq.ft. (99.7 sq.m.) approx.



1ST FLOOR
957 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 2030 sq.ft. (188.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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