





1 Springfield Newlands Road

Cloughton, Scarborough

- THREE BEDROOM END TERRACED COTTAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- LOCATED IN THE SOUGHT AFTER CLOUGHTON VILLAGE
- LOUNGE WITH DOUBLE DOORS TO SUN ROOM
- KITCHEN WITH ISLAND & DOWNSTAIRS WC
- GARDEN ROOM/WORKSHOP WITH POWER & TWO STORAGE SHEDS
- WELL MAINTAINED OUTDOOR SPACE WITH RAISED PATIO AREA
- SPACIOUS DRIVEWAY FOR 4/5 VEHICLES

We are delighted to present this beautifully presented three bedroom end terraced cottage, ideally situated in the sought after village of Cloughton.

This charming home offers a welcoming lounge, featuring a log burner and double doors that open into a bright and airy sun room, perfect for relaxing or entertaining guests. The kitchen is thoughtfully designed with a stylish island, providing ample workspace and a sociable hub for family life, complemented by a convenient downstairs WC. Upstairs, three well-proportioned bedrooms offer comfortable accommodation, all finished to a high standard. The property also benefits from two useful storage sheds and a garden room/workshop with power.





Outside, you will find a well maintained garden with a raised patio area, creating an inviting space for outdoor dining and leisure. A spacious driveway provides parking for four to five vehicles, adding further convenience for busy households. Located within the picturesque surroundings of Cloughton village, this delightful cottage combines character, practicality, and a peaceful lifestyle. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

GROUND FLOOR

Entrance Hall

Lounge 18' 1" x 9' 10" (5.50m x 3.00m)

Kitchen 12' 2" x 11' 2" (3.70m x 3.40m)

Conservatory/Sun Room 11' 10" x 8' 2" (3.60m x 2.50m)

WC 4' 7" x 2' 7" (1.40m x 0.80m)

FIRST FLOOR

Landing

Bedroom One 12' 2" x 11' 2" (3.70m x 3.40m)

Bedroom Two 11' 10" x 11' 2" (3.60m x 3.40m)

Bedroom Three 9' 10" x 7' 10" (3.00m x 2.40m)

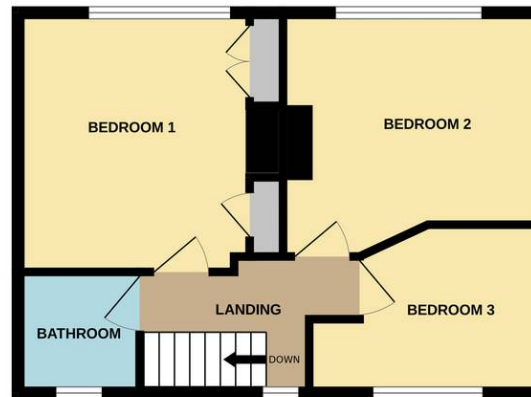
Bathroom 6' 3" x 5' 7" (1.90m x 1.70m)

HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.7 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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