





colin ellis

Duchy Avenue,

Scarborough, YO13 0SE

Guide Price £425,000

An attractive detached bungalow occupying a pleasant cul-de-sac position within the highly regarded Scalby area. The property offers well presented and versatile accommodation including an impressive lounge/diner, modern fitted kitchen, two bathrooms and a delightful sunroom overlooking the rear garden. Outside are established gardens, ample driveway parking and a detached double garage, making this an excellent opportunity for buyers seeking spacious single-storey living in a sought after residential location.

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PROPERTY DESCRIPTION

Situated within a pleasant cul-de-sac in the highly regarded residential area of Scalby, this attractive three bedroom detached bungalow offers well presented accommodation, complemented by generous outside space, ample off-road parking and a detached double garage.

The property is approached via a substantial driveway providing parking for several vehicles and leading to the detached double garage. A neatly maintained lawned garden and established boundaries complement the attractive brick-built exterior and create an appealing first impression.

Internally, an entrance hall provides access to the principal accommodation. At the heart of the home is the particularly generous lounge/diner, a bright and comfortable reception space benefiting from windows to multiple elevations, allowing plenty of natural light to flow into the room. A feature fireplace provides an attractive focal point, while the generous proportions offer plenty of space for both living and dining furniture. The kitchen is fitted with a comprehensive range of white wall and base units complemented by wood-effect work surfaces and tiled splashbacks. A particular highlight of the property is the sunroom, which enjoys extensive glazing overlooking the rear garden. French doors provide direct access outside, creating an excellent additional reception space and an attractive connection between the home and garden.

The bungalow offers three bedrooms, with the principal bedroom benefiting from fitted wardrobes and en suite shower room. The remaining bedrooms provide flexibility for family guests or use as a home office, while a separate bathroom serves the remainder of the accommodation.

Externally, the property continues to impress. The rear garden is predominantly laid to lawn with paved seating areas and well-established planted borders, creating an attractive space for relaxing, entertaining and gardening. To the front, the generous driveway provides ample off-road parking and leads to a detached double garage, providing excellent additional parking, storage or workshop space.

Early viewing is highly recommended to fully appreciate the position, proportions and overall appeal of this superb detached bungalow.

LOUNGE DINER
5.50 x 8.26 (18'0" x 27'1")

SUN ROOM
2.20 x 4.90 (7'2" x 16'0")

KITCHEN
2.55 x 3.48 (8'4" x 11'5")

BEDROOM
3.66 x 3.47 (12'0" x 11'4")

EN SUITE
1.72 x 1.92 (5'7" x 6'3")

BEDROOM
2.93 x 2.43 (9'7" x 7'11")

BEDROOM
2.29 x 2.41 (7'6" x 7'10")

BATHROOM
1.72 x 2.37 (5'7" x 7'9")





















Approximate total area(1)

984 ft²

91.3 m²

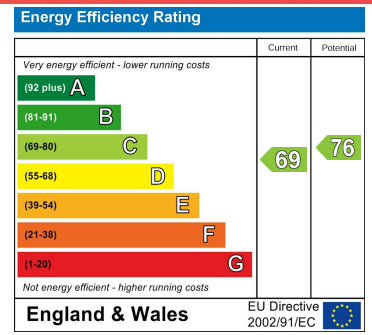
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Duchy Avenue - 18831935
Council Tax Band - E
Tenure - Freehold

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