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9c Throxenby Lane, Scarborough

Guide Price £725,000







9c Throxenby Lane

Scarborough

- IMPOSING FOUR BEDROOM DETACHED RESIDENCE WITH NO ONWARD CHAIN
- SET WITHIN A CUL-DE-SAC IN THE HIGHLY REGARDED NEWBY AREA
- MODERN FITTED BREAKFAST/KITCHEN AND SEPARATE DINING ROOM
- SPACIOUS LOUNGE WITH A LOG BURNER AND DOUBLE DOORS TO THE SIDE ASPECT
- CONSERVATORY OVERLOOKING THE GENEROUS GARDEN
- CONVENIENT DOWNSTAIRS WC, USEFUL UTILITY AND BOOT ROOM/SIDE ENTRANCE
- DOUBLE GARAGE AND DRIVEWAY FOR AMPLE OFF STREET PARKING
- MODERN FAMILY BATHROOM AND GENEROUS LANDING UTILISED AS A STUDY
- EN-SUITE AND DRESSING ROOM TO TWO BEDROOMS
- GENEROUS 'L' SHAPED WRAP AROUND GARDEN WITH DECKING AND PATIO

We are delighted to present this IMPOSING FOUR BEDROOM DETACHED RESIDENCE, situated within a QUIET CUL-DE-SAC in the HIGHLY REGARDED NEWBY AREA and offered with NO ONWARD CHAIN. The property offers spacious and versatile accommodation, making it an ideal family home, and benefits from TWO EN-SUITE BEDROOMS, a DOUBLE GARAGE, SUBSTANTIAL DRIVEWAY and a GENEROUS L-SHAPED WRAPAROUND GARDEN.







The accommodation briefly comprises an entrance porch with built-in storage, separate dining room, convenient downstairs WC and a spacious lounge featuring a log burner and double doors opening to the side aspect. A conservatory provides an additional reception space overlooking the garden, while the modern fitted breakfast kitchen offers an ideal setting for everyday family living. The ground floor is completed by a useful utility room and boot room, which also provides a practical side entrance.

To the first floor is a generous landing currently utilised as a study, providing an ideal space for those working from home. The master bedroom benefits from its own dressing room and En-Suite with walk-in shower, sink and WC. The second bedroom also enjoys the advantage of a dressing room and En-Suite, with two further bedrooms completing the accommodation. The modern family bathroom is fitted with a walk-in shower, separate bathtub, WC and sink.

Externally, the property boasts a double garage with electric doors and electric car charging and substantial driveway providing ample off street parking. The generous L-Shaped wraparound garden features both DECKING AND PATIO AREAS, offering plenty of space for outdoor entertaining, relaxing and family enjoyment.

Located in the sought-after Newby area, this impressive home combines a desirable cul-de-sac setting with generous living accommodation, excellent storage and flexible spaces to suit modern family life. The added benefit of NO ONWARD CHAIN makes this an exciting opportunity for prospective buyers.

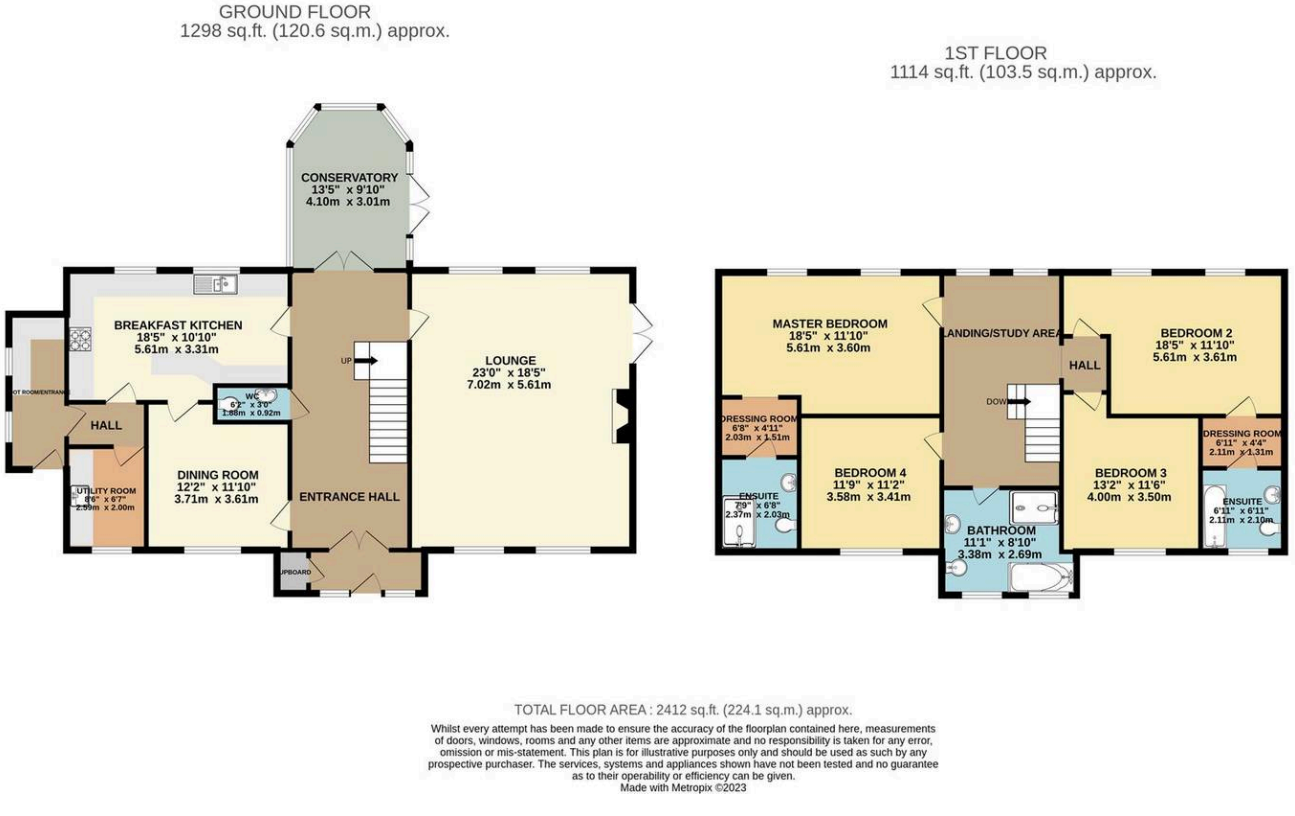
Internal viewing is highly recommended to fully appreciate the space, layout and features this fantastic property has to offer. Contact us today to arrange your viewing.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



TOTAL FLOOR AREA : 2412 sq.ft. (224.1 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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GROUND FLOOR

Entrance Porch

Entrance Hall

WC 5' 11" x 2' 11" (1.80m x 0.89m)

Lounge 23' 0" x 18' 4" (7.01m x 5.59m)

Breakfast Kitchen 18' 4" x 10' 6" (5.59m x 3.20m)

Rear Entrance Hall

Utility Room 8' 2" x 6' 3" (2.49m x 1.91m)

Boot Room/Side Entrance 12' 10" x 4' 7" (3.90m x 1.40m)

FIRST FLOOR

Landing/Study Area 17' 9" x 9' 10" (5.41m x 3.00m)

Master Bedroom 18' 1" x 11' 6" (5.51m x 3.51m)

Dressing Room 6' 11" x 4' 7" (2.11m x 1.40m)

En-Suite 6' 11" x 6' 11" (2.11m x 2.11m)

Bedroom Two 18' 4" x 11' 6" (5.59m x 3.51m)

En-Suite 6' 11" x 6' 11" (2.11m x 2.11m)

Bedroom Three 13' 1" x 10' 10" (3.99m x 3.30m)

Bedroom Four 10' 6" x 9' 2" (3.20m x 2.79m)

Bathroom 10' 6" x 9' 2" (3.20m x 2.79m)

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