



## Plot 27 Heather Pastures, Eastfield, Scarborough, YO11 3YH

Guide Price £375,000

- Open plan Kitchen, Living and Dining Room
- Private driveway for 2 cars
- Chalet Style dormer Bungalow
- French doors leading onto the garden from the living room
- 10 year NHBC warranty
- Only 1 occupant must be over 55
- Ensuite WC and Bathroom
- Fully fitted kitchen with integrated appliances
- 2 year emergency cover

## Plot 27 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: D



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



# ASTON

## 3 Bedroom Chalet Bungalow

Empowered



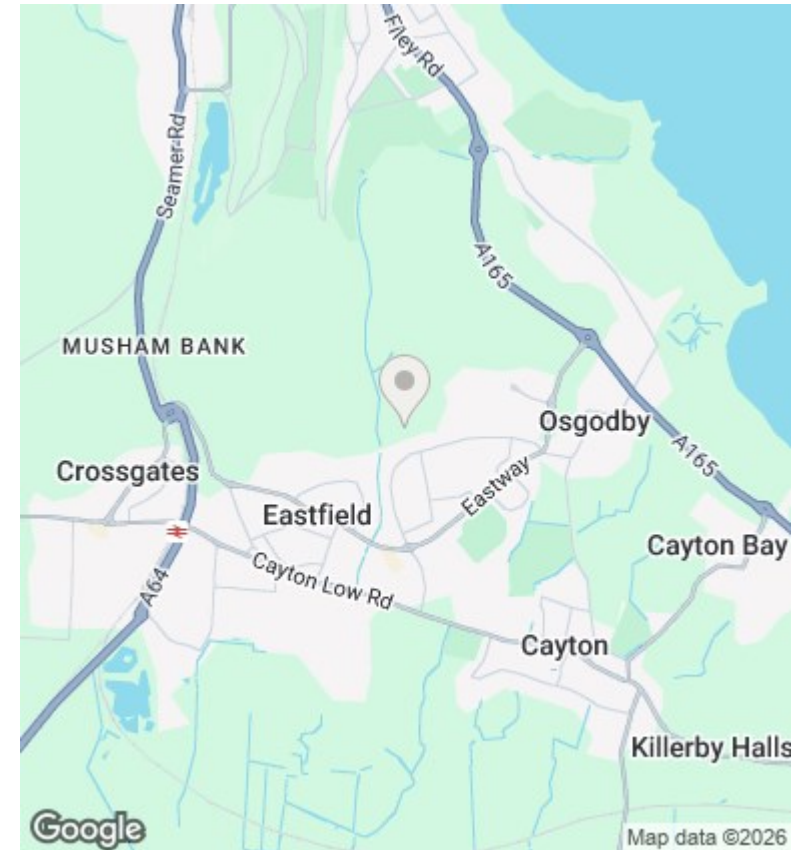
Ground Floor

<b>Kitchen/Lounge/Dining</b>	4350mm x 7000mm	14' 3" x 23' 0"
<b>Bedroom 1</b>	3565mm x 4525mm	11' 7" x 14' 8"
<b>En-suite Shower</b>	2100mm x 2450mm	6' 8" x 8' 0"



First Floor

<b>Bedroom 2</b>	4960mm x 3750mm*	16' 3" x 12' 3"*
<b>Bedroom 3</b>	2440mm x 4450mm	8' 0" x 14' 6"
<b>En-suite Wet room</b>	2450mm x 2100mm	8' 0" x 6' 9"



## Directions

## Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>97</b>	<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	