



26 Nightingale Drive, Whitby, YO22 4QP
Guide Price **£285,000**

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Discover this beautifully modernised detached house, offering comfortable and stylish living for its new owners. Situated on a generous corner plot, this home boasts a sunny garden, a single garage, and a convenient location close to local schools and amenities.

With a super functional layout, the ground floor features a comfortable lounge, recently remodelled with a modern living flame fireplace, perfect for relaxing evenings. The heart of the home is the updated kitchen/diner, showcasing clean lines and an island with integrated appliances, contemporary lighting also features. This is a really social space. French doors open directly onto the walled garden, seamlessly blending indoor and outdoor living. A practical utility room and a downstairs WC complete the ground floor.

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, providing a private retreat. There is also an additional double bedroom and a versatile single bedroom. A family bathroom, featuring a bath and quality fixtures and fittings, serves the remaining bedrooms. The entire home benefits from gas central heating and double-glazing.

Externally, the larger-than-average garden is enclosed and family-friendly, with gated access to the rear. A sunny timber deck offers an ideal space for outdoor dining and entertaining on warm summer evenings. To the rear, a single garage with a pitched roof provides additional storage, complemented by a driveway offering parking for two vehicles.

Conveniently located, this home is within walking distance of the town centre, local schools, and shops, providing ease for daily errands and community access.

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Council Tax Band: D

Tenure: Freehold







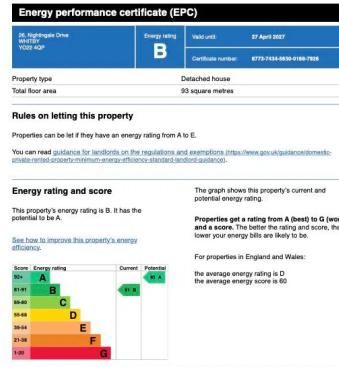


Approximate total area⁽¹⁾
89.1 m²
86.5 m²

(1) Excluding balconies and terraces
Calculations reference the RICS PMG 3C standard. Measurements are approximate and taken internally. This floor plan is intended for illustration only.

GIRAFFE 360

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