



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

3 Avocet Crescent, Scarborough
£280,000



- FOUR BEDROOM TWO BATHROOM DETACHED FAMILY HOME
- POPULAR CROSSGATES CUL DE SAC LOCATION
- MODERN OPEN PLAN KITCHEN/DINER
- TWO RECEPTION ROOMS & GROUND FLOOR WC
- OFF-STREET PARKING & INTEGRAL GARAGE
- PRIVATE FRONT & REAR GARDENS

We are delighted to present this impressive four bedroom, two bathroom detached family home, ideally positioned in a sought-after Crossgates cul de sac.

Offering generous and versatile accommodation, the property welcomes you with a spacious entrance hall leading to two well-proportioned reception rooms, perfect for both family relaxation and entertaining guests. The heart of the home is the modern open plan kitchen/diner, thoughtfully designed with contemporary fittings and ample space for dining and social gatherings. A convenient ground floor WC and separate utility adds further practicality for busy family life. Upstairs, the principal bedroom benefits from an en-suite shower room, while three additional bedrooms provide comfortable accommodation for family members or guests, all served by a three-piece family bathroom. Tastefully decorated throughout, this home blends comfort and functionality, making it well suited to modern family living. With the added advantage of off-street parking and an integral garage, this property combines every-day convenience with a desirable location, close to local amenities, well-regarded schools, and excellent transport links.

Early viewing is highly recommended to fully appreciate all that this exceptional family home has to offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





GROUND FLOOR

Living Room

17' 1" x 10' 6" (5.20m x 3.20m)

Kitchen/Diner

12' 10" x 18' 1" (3.90m x 5.50m)

Family Room/Snug

7' 10" x 7' 7" (2.40m x 2.30m)

Utility Room

5' 3" x 7' 7" (1.60m x 2.30m)

Garage

11' 6" x 7' 7" (3.50m x 2.30m)

FIRST FLOOR

Bedroom 1

13' 1" x 9' 10" (4.00m x 3.00m)

En-Suite

4' 7" x 9' 2" (1.40m x 2.80m)

Bedroom 2

12' 2" x 9' 2" (3.70m x 2.80m)

Bedroom 3

9' 2" x 8' 10" (2.80m x 2.70m)

Bedroom 4

7' 10" x 7' 10" (2.40m x 2.40m)

Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)

Externally

To the front of the property lies a private and low maintenance front garden laid mainly to lawn and a driveway providing off-street parking leading to a single integral garage. To the rear of the property lies a well maintained rear garden with covered seating area, pond, storage shed and workshop with power, insulation and light which is the full length of the property.

Details Prepared

AB070426



Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



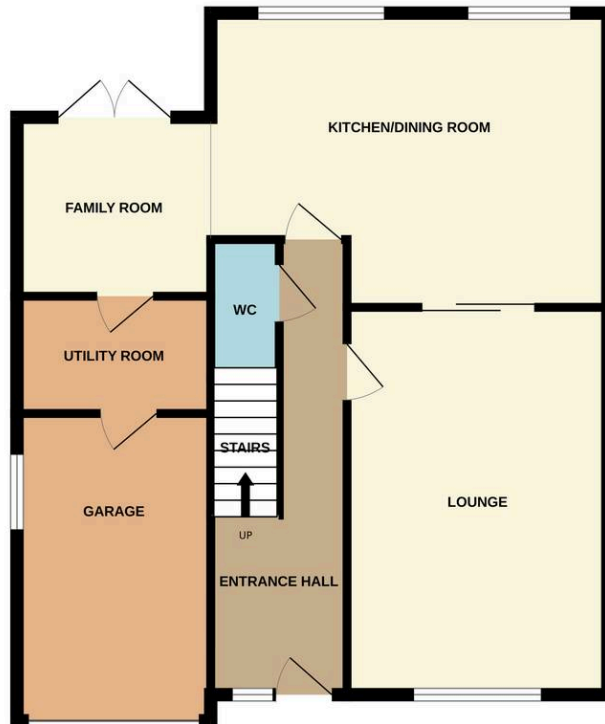
Sales, Lettings & Commercial
ESTATE AGENTS & CHARTERED SURVEYORS
19 St. Thomas Street, Scarborough YO11 1DY



rightmove Zoopla.co.uk PrimeLocation.com

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2026