







## 6 Meadow Court

Staxton, Scarborough

- TWO BATHROOMS & CONSERVATORY
- NO ON-WARD CHAIN
- OFF-STREET PARKING & GARAGE
- OPEN ASPECT VIEWS TO THE REAR
- IMMACULATE FOUR BEDROOM SEMI-DETACHED HOME

INTERNAL VIEWING A MUST to fully appreciate all that is on offer from this STUNNING, BESPOKE FOUR BEDROOM SEMI-DETACHED HOME. The property benefits from: CONSERVATORY, TWO BATHROOMS, OFF STREET PARKING, GARAGE, LOW MAINTENANCE GARDENS and is FINISHED TO A HIGH STANDARD THROUGHOUT.

The accommodation itself briefly comprises of an entrance hallway with door leading to a modern living room complete with a newly installed log burner, separate dining room with sliding doors to the conservatory and well appointed kitchen with ample wall and base units, built in under stair storage and oven/hob. To the first floor are two spacious double bedrooms with the rear bedroom benefitting from open countryside views, a further single bedroom/office and a modern three-piece house bathroom. To the second floor lies the master bedroom which provides ample storage with built in wardrobes and vanity unit, open aspect views again and its own modern en-suite shower room.

Externally to the front of the property lies off-street parking for up to two vehicles leading to a single garage with power. To the rear of the property lies a low maintenance rear garden with substantial decked seating area and small grassed area. This property also has approved planning permission for a single storey side extension, further details available on request.







## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

#### Lounge

Dimensions: 3.5 x 4.9 max (11'5" x 16'0" max).

#### Dining Room

Dimensions: 3.0 x 2.2 max (9'10" x 7'2" max).

#### Conservatory

Dimensions: 2.7 x 2.7 max (8'10" x 8'10" max).

#### Kitchen

Dimensions: 3.0 x 2.3 max (9'10" x 7'6" max).

### FIRST FLOOR

#### Landing

#### Bedroom 2

Dimensions: 4.0 x 2.7 max (13'1" x 8'10" max).

#### Bedroom 3

Dimensions: 4.0 x 2.7 max (13'1" x 8'10" max).

#### Bedroom 4

Dimensions: 2.5 x 1.8 max (8'2" x 5'10" max).

#### Bathroom

Dimensions: 1.8 x 2.0 max (5'10" x 6'6" max).

### SECOND FLOOR

#### Bedroom 1

Dimensions: 5.0 x 3.0 max (16'4" x 9'10" max).

#### En-suite

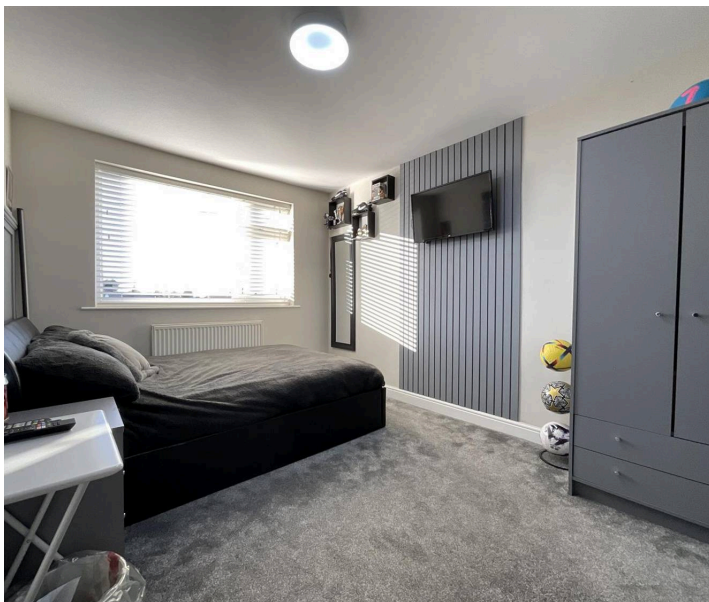
Dimensions: 1.6 x 2.3 max (5'2" x 7'6" max).

#### Externally

To the front of the property lies off-street parking for up to two vehicles and access to a single garage with power. To the rear of the property lies a well presented rear garden which offers a substantial decked seating area, garden laid mainly to lawn and open aspect views across fields.

#### Details Prepared

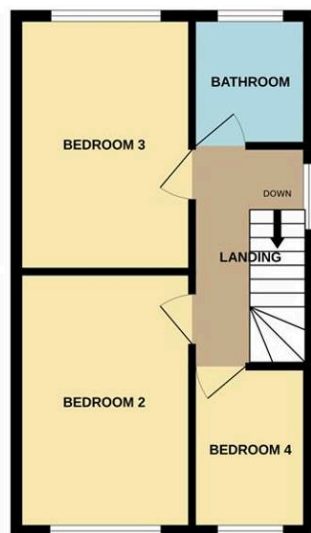
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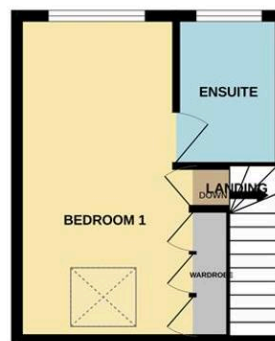
GROUND FLOOR  
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR  
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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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