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7 Abbots Garth, Seamer

Offers in Region of **£275,000**



7 Abbots Garth

Seamer, Scarborough

- BEAUTIFULLY PRESENTED FOUR BEDROOM LINK DETACHED HOUSE
- LOCATED IN THE SOUGHT AFTER SEAMER VILLAGE
- ENERGY EFFICIENT HOME WITH SOLAR PANELS
- OPEN PLAN LOUNGE/DINING ROOM WITH FIREPLACE
- MODERN FITTED KITCHEN
- DOWNSTAIRS WC AND UTILITY & INTERNAL ACCESS TO GARAGE
- MASTER BEDROOM WITH EN-SUITE
- SUN ROOM WITH DOUBLE DOORS OPENING ONTO WELL MAINTAINED REAR GARDEN WITH A SUMMER HOUSE
- DRIVEWAY FOR APPROX TWO VEHICLES & SPACIOUS GARAGE

We are delighted to present this beautifully presented four-bedroom link detached house, perfectly situated in the highly sought after Seamer village.

This home benefits from solar panels and offers a thoughtfully designed layout ideal for modern living. Step into the property through the contemporary fitted kitchen, which seamlessly flows into the impressive open plan lounge and dining room, complete with a welcoming fireplace, creating a warm and inviting atmosphere at the heart of the home. The sun room, accessed from the lounge, offers an abundance of natural light and features double doors leading to the landscaped rear garden with a charming summer house, perfect for relaxing or entertaining. The flexible ground floor layout includes two spacious bedrooms, a convenient downstairs WC, a practical utility room, and internal access to the generous garage.





Upstairs, you will find two further bedrooms, including a master with an en-suite bathroom, as well as a stylish separate bathroom, providing ample space for family or guests.

The property also boasts a driveway with parking for approximately two vehicles, further enhancing its appeal. Located close to local amenities and popular schools, this exceptional home is ready to welcome its new owners - early viewing is highly recommended.

GROUND FLOOR

Kitchen 12' 10" x 11' 6" (3.90m x 3.50m)

Living Room 17' 5" x 11' 10" (5.30m x 3.60m)

Dining Room 11' 10" x 10' 6" (3.60m x 3.20m)

Sun Room 11' 6" x 8' 10" (3.50m x 2.70m)

Bedroom 3' 8" x 7' 3" (2.60m x 2.20m)

Hallway

Bedroom 4' 8" x 8' 2" (2.60m x 2.50m)

Utility 5' 7" x 4' 11" (1.70m x 1.50m)

WC 4' 11" x 4' 3" (1.50m x 1.30m)

FIRST FLOOR

Landing

Bedroom 11' 5" x 12' 6" (4.70m x 3.80m)

En-suite 7' 10" x 7' 7" (2.40m x 2.30m)

Bedroom 2' 11" x 9' 2" (3.40m x 2.80m)

Bathroom 14' 5" x 4' 7" (4.40m x 1.40m)

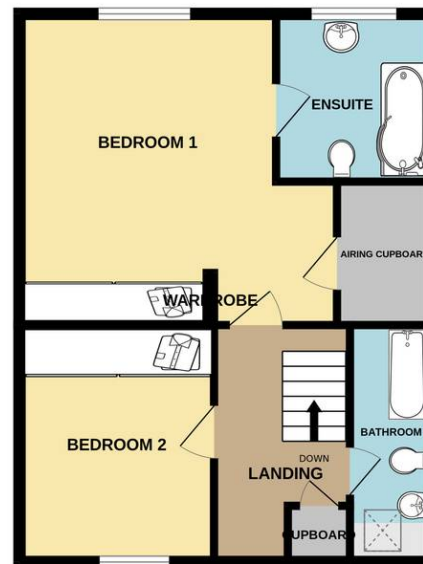
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GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1478 sq.ft. (137.3 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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ESTATE AGENTS & CHARTERED SURVEYORS
19 St. Thomas Street, Scarborough YO11 1DY



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