



01947 601301



43 KINGFISHER  
DRIVE, WHITBY

4 BED DETACHED HOUSE



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## PROPERTY FEATURES

- Detached House with a Garage & Garden
- Dual Aspect Lounge with French Doors
- Breakfast Kitchen with High Gloss Cabinets & Integrated Appliances
- Separate Dining Room & Downstairs WC
- 4 Bedrooms & 2 Bathrooms including an En-Suite
- Air-Source Heating & Double-Glazing Throughout
- Driveway with Parking for 2 Cars plus EV Charging
- West Facing Rear Garden with Patio & Lawn
- Ideal Family Home close to Local Amenities & Schools

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **2**

Reception Rooms: **2**

Parking: **DRIVEWAY, GARAGE**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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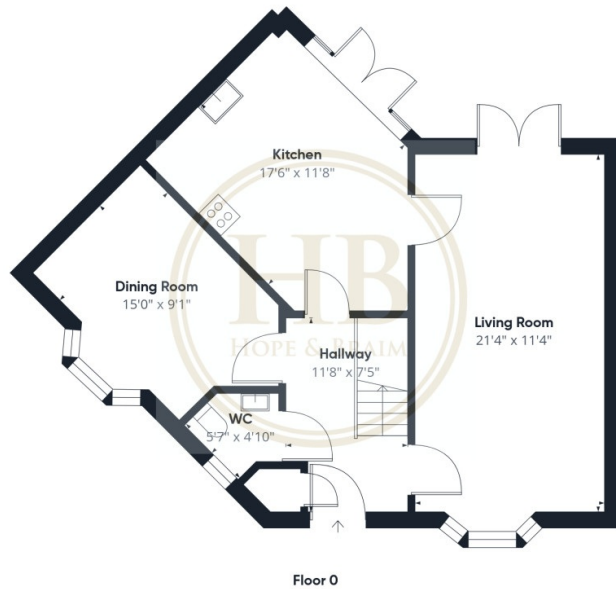
43 KINGFISHER DRIVE, WHITBY- 4 bed Detached House -£325,000



Hope & Braim are delighted to present this detached family home on Kingfisher Drive, Whitby, offering well-proportioned accommodation throughout and benefiting from a garage, driveway, and generous gardens. The ground floor opens into a welcoming entrance hall, giving access to a downstairs WC and the principal reception rooms. The dual aspect lounge is a particular feature, with French doors opening onto the rear garden and filling the room with natural light throughout the day. A separate dining room provides further flexible living space, ideal for entertaining or family meals, while the breakfast kitchen is fitted with high gloss cabinets and a range of integrated appliances, with room for informal dining. To the first floor, four bedrooms are arranged around a central landing, including a main bedroom benefiting from an en-suite shower room. A further family bathroom serves the remaining bedrooms. Air-source heating and double-glazing are fitted throughout the property, ensuring comfort and efficiency all year round. Outside, the property offers a driveway with parking for two vehicles in addition to the garage, providing ample off-road parking. The rear garden is west facing and has been thoughtfully arranged with a patio area, ideal for outdoor seating and entertaining, alongside a well-maintained lawn. Kingfisher Drive occupies a popular residential position within easy reach of local amenities and schools, making this an ideal family home for those seeking both comfort and convenience. Whitby's town centre, harbour, and coastline remain within easy reach for weekend outings and everyday errands alike.



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Approximate total area<sup>(1)</sup>  
1305 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
92-100	A		
81-91	B		88
69-80	C	79	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

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We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

