



# Clover Cottage 3 Acre Close

Seamer, Scarborough, YO12 4PS

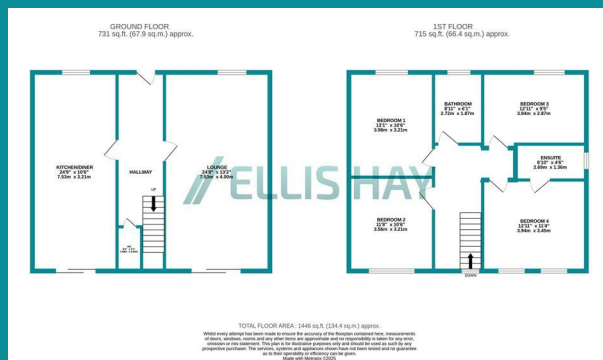
Guide Price £495,000



Situated within an exclusive new development in Seamer, Scarborough, this beautifully designed four-bedroom home offers a perfect blend of privacy and convenience. Tucked away from the main street, the property enjoys a peaceful setting while remaining just moments from village amenities, including shops, pubs, and essential services. With excellent transport links and easy access to Scarborough's town centre and coastline, this home is ideally located for those looking to enjoy both village life and modern comforts.

Designed with contemporary living in mind, this spacious home will offer a bright and airy lounge, perfect for relaxation and entertaining. The stylish dining kitchen provides a well-appointed space for cooking and social gatherings, while large windows and patio doors allow natural light to flow throughout. The four generously sized bedrooms offer flexible living arrangements, with an en suite for added comfort. Outside, the enclosed rear garden, complete with a lawn and Indian Stone Patio and paths surrounding property, creates a private retreat for outdoor dining and leisure.

With its combination of modern style, space, and a tucked-away setting, this home offers a fantastic opportunity to enjoy high-quality new-build living in a sought-after village location. Contact the Ellis Hay sales team today to arrange a viewing and take the next step toward securing your dream home.



## NEW BUILD CONVENIENCE

The property will benefit from underfloor heating throughout powered by Daikin Air Source heating system with control panels in each room. Sliding sash UPVC windows in Agate colour throughout with Composite High Security Doors also in Agate colour. There will be a high range kitchen with Quartz worktop, integrated double oven, induction hob with chimney extractor over. Integrated 50/50 Fridge/Freezer, automatic washing machine and dryer, dishwasher and wine fridge. The bathrooms will also be high end with chrome fittings. A rated EPC. Starlink Internet with Cat 2 double sockets to each room. Carpeted upstairs with Karndean flooring downstairs. Expected completion late Summer/early Autumn 2025.

### Hallway

### Cloakroom

### Kitchen/Diner 24'8" x 10'6" (7.53 x 3.21)

### Lounge 24'8" x 13'1" (7.53 x 4.00)

### Bedroom 1 13'0" x 10'6" (3.98 x 3.21)

### Ensuite 8'9" x 4'5" (2.69 x 1.36)

### Bedroom 2 11'8" x 10'6" (3.56 x 3.21)

### Bedroom 3 12'11" x 9'4" (3.94 x 2.87)

### Bedroom 4 12'11" x 11'3" (3.94 x 3.45)

### Family Bathroom 8'11" x 6'1" (2.72 x 1.87)

### Outside

Private Cul de Sac with bitchum driveway and parking for more than one car to the front. Enclosed garden at the rear with Indian Stone patio area and seeded lawn.

### Garage

At the side of the property, with light and power and electric car charging point.


### Directions

What Three Words  
Bend.Reflect.Growth

## Area Map

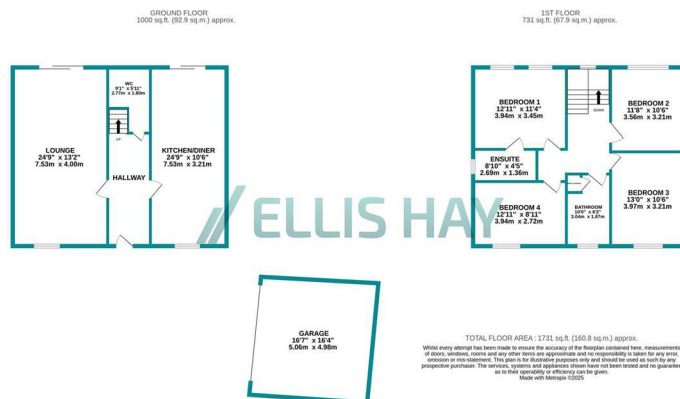


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Council Tax Band:

## Tenure: Freehold



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