

colin ellis

## Littlemoor Close, Cloughton, Scarborough, YO13 0AN

Located in the charming village of Cloughton, this stunning semi-detached home has been lovingly refurbished and is ready for its next owners to move straight in.

The heart of the home is the extended kitchen-diner, flooded with natural light and seamlessly connecting to a beautifully landscaped rear garden, perfect for both everyday living and entertaining. The ground floor also features a modern shower room, adding convenience and flexibility for guests or multigenerational living.

Upstairs, you'll find three well-proportioned bedrooms and a sleek, contemporary shower room, offering style and comfort in equal measure.

Externally, the property boasts off-street parking via a front driveway and a low-maintenance frontage. To the rear lies a true gem: a stunning enclosed garden with two decked areas designed to make the most of outdoor living throughout the seasons.

This is a wonderful opportunity to own a turnkey home in a sought-after village setting, early viewing is highly recommended.

Guide Price £270,000





## LIVING ROOM

4.31 x 3.46 (14'1" x 11'4")

## KITCHEN DINER

5.54 x 2.63 (18'2" x 8'7")

## SHOWER ROOM

1.84 x 1.71 (6'0" x 5'7")

## BEDROOM

3.60 x 3.22 (11'9" x 10'6")

## BEDROOM

2.82 x 2.74 (9'3" x 8'11")

## BEDROOM

2.30 x 2.09 (7'6" x 6'10")

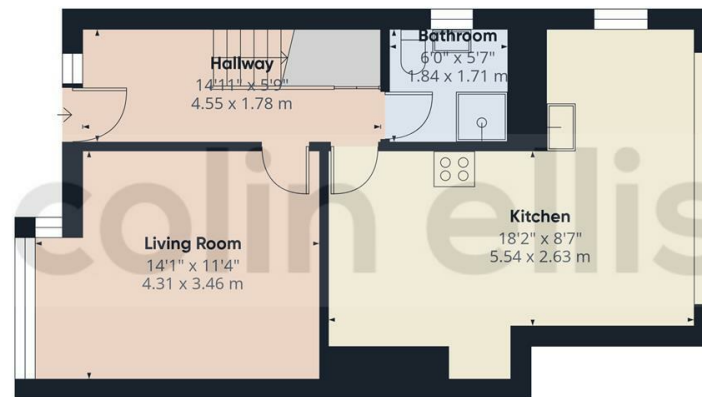
## SHOWER ROOM

1.36 x 2.49 (4'5" x 8'2")

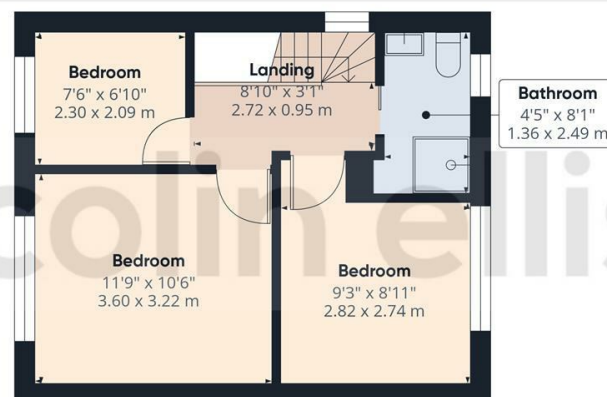








Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

853 ft<sup>2</sup>  
79.2 m<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.

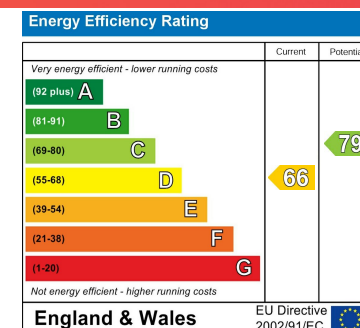
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**Littlemoor Close, Cloughton - 18731720**

**Council Tax Band - C**

**Tenure - Freehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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