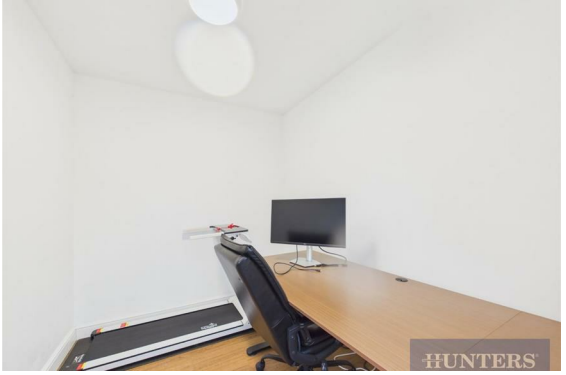

Shetland Drive, Seamer, Scarborough, YO12 4NZ

- Three Bedroom Detached
- Modern Throughout
- Private Garden
- Popular Seamer Location
- En-Suite To Principal
- Garage & Home Office

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HERE TO GET *you* THERE

Offers In Excess Of £260,000

Shetland Drive, Seamer, Scarborough, YO12 4NZ

DESCRIPTION

Hunters are pleased to bring to the market this beautifully presented three-bedroom detached home, situated within a popular modern development in the sought-after village of Seamer. Occupying an attractive corner plot and built approximately four years ago, the property offers contemporary accommodation throughout, making it an ideal choice for families, couples and those looking for a modern, ready-to-move-into home.

The ground floor opens into a welcoming entrance hallway, with access to a convenient downstairs WC. A spacious living room provides a comfortable setting for relaxing, while the modern kitchen offers generous space for dining and everyday family life, with direct access out to the garden.

To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property continues to impress with a private lawned garden enclosed by fencing, providing an ideal space for outdoor dining, entertaining and family enjoyment. A driveway provides off-road parking and leads to the garage, which incorporates a separate home office – a particularly useful addition for those working remotely or requiring a dedicated study or hobby space.

Seamer is a highly regarded village offering an excellent range of everyday amenities, including local shops, schools, pubs and eateries, sports facilities and playing fields. The property is also well positioned for transport links, with regular bus services and convenient road connections providing access towards Scarborough, Malton, Pickering and the surrounding areas.

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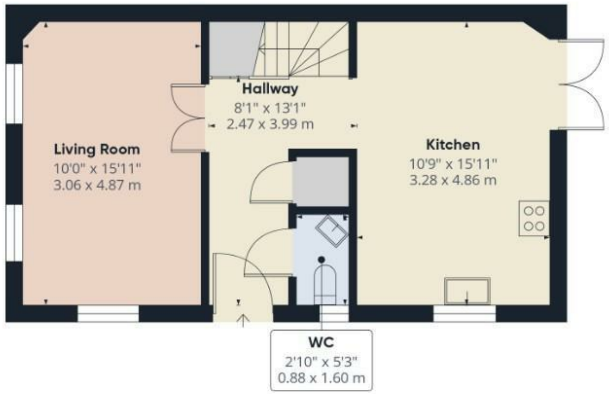
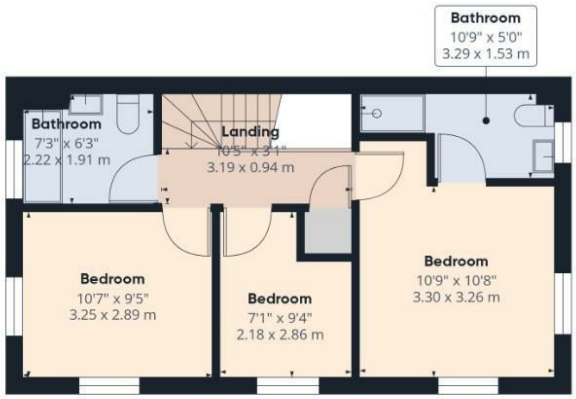


Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

Approximate total area(1)

933 ft²

86.8 m²

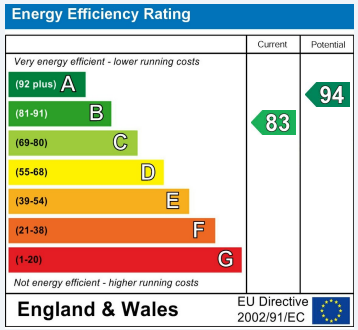
(1) Excluding balconies and terraces

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

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact scarborough@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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