



9 Sanderling Grove, Whitby

Offers in Region of **£350,000**





9 Sanderling Grove

Whitby

Occupying an enviable corner plot, this beautifully presented detached family home offers an impressive combination of space, style and contemporary living.

- Detached family home occupying a corner plot
- Beautifully presented accommodation arranged over three floors
- Four generously proportioned double bedrooms
- Superb principal bedroom with en-suite
- Three bathrooms
- Open-plan kitchen and dining area
- Separate utility room and ground-floor WC
- Solar panels for improved energy efficiency
- Enclosed, walled rear garden with lawn and patio area
- Garage and Driveway

9 Sanderling Grove

Whitby

Occupying an enviable corner plot within the highly regarded Sanderling Grove development in Whitby, this beautifully presented detached family home offers an impressive combination of space, style and contemporary living.

Built by the renowned David Wilson Homes to their sought-after Hertford design, the property enjoys spacious and versatile accommodation arranged over three floors, together with the added reassurance of the remainder of a 10-year NHBC warranty.

Finished to an excellent standard throughout, this impressive home has been thoughtfully designed to meet the needs of modern family life.

Upon entering, you are welcomed by a spacious entrance hall leading to the elegant lounge, where a striking bay window creates a wonderful sense of light and space, providing an inviting setting for relaxation and entertaining.

The impressive open-plan kitchen and dining room provides the true heart of the home. Beautifully appointed with contemporary matt platinum cabinetry and integrated appliances, this sociable space is perfectly suited to both everyday family living and entertaining. French doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces. A separate utility room and conveniently positioned ground-floor WC complete the ground-floor accommodation.

The first floor is home to an impressive principal bedroom suite, featuring a dedicated dressing area and stylish en-suite, creating a particularly appealing private retreat. A further generously proportioned double bedroom and family bathroom complete this floor.

The second floor provides two additional well-proportioned bedrooms, both enhanced by attractive dormer windows, together with a third bathroom. This versatile upper floor offers excellent flexibility for larger families, visiting guests or those requiring dedicated home-working space.



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In total, the property provides four double bedrooms and three bathrooms, offering an exceptional level of accommodation.

Further benefits include gas central heating, double glazing and solar panels, contributing towards improved energy efficiency and comfortable year-round living.

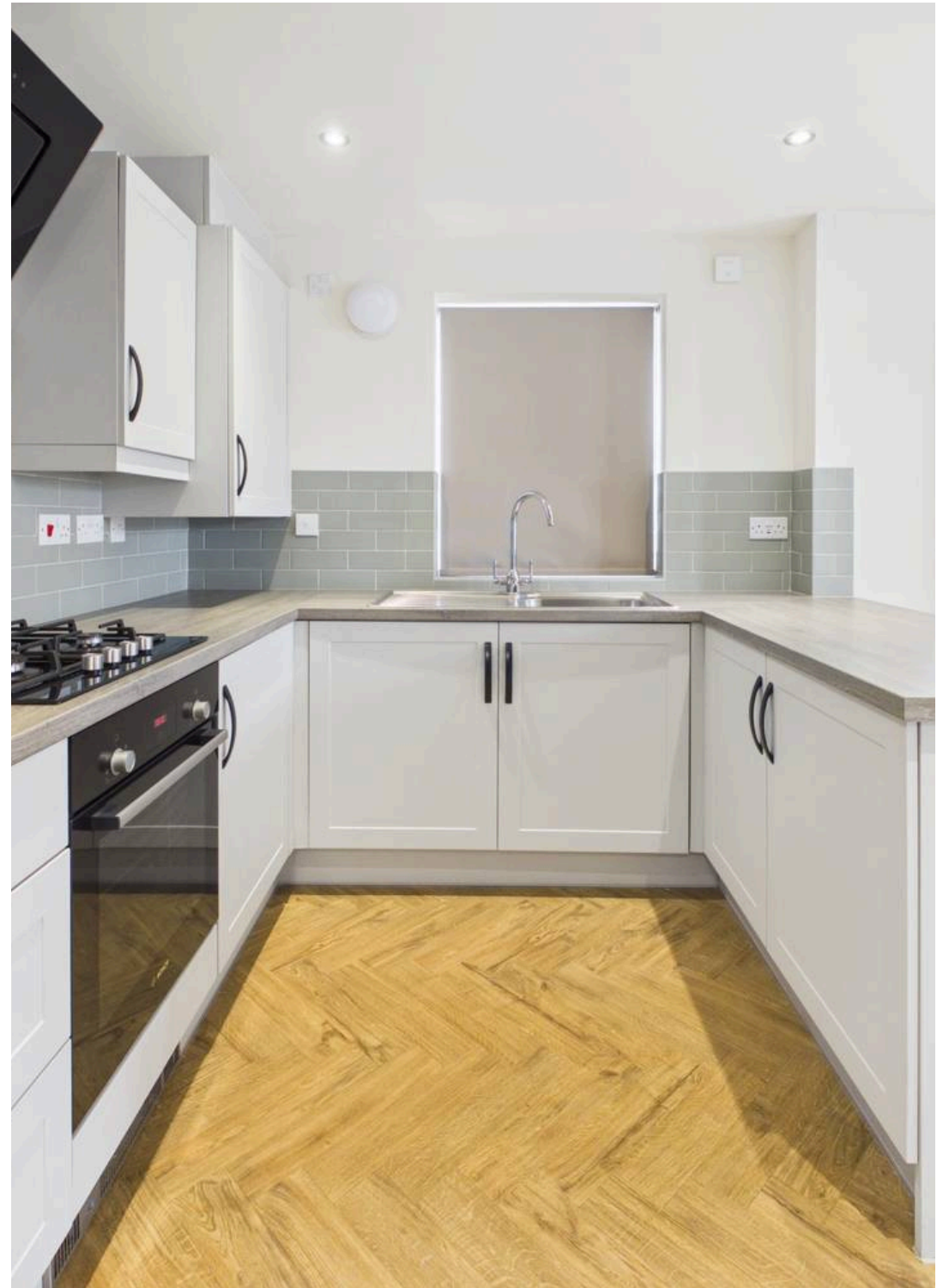
Externally, the property continues to impress, occupying a desirable corner position with an enclosed, walled rear garden. Predominantly laid to lawn, the garden also features a patio area, providing an ideal space for outdoor dining, entertaining and family enjoyment. A garage offers secure parking and valuable additional storage.

Combining generous three-storey accommodation, stylish contemporary interiors and a desirable residential setting, this outstanding David Wilson Homes property represents an excellent opportunity to acquire a superb modern family home in one of Whitby's sought-after developments.

Council Tax band: E

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





AML

By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

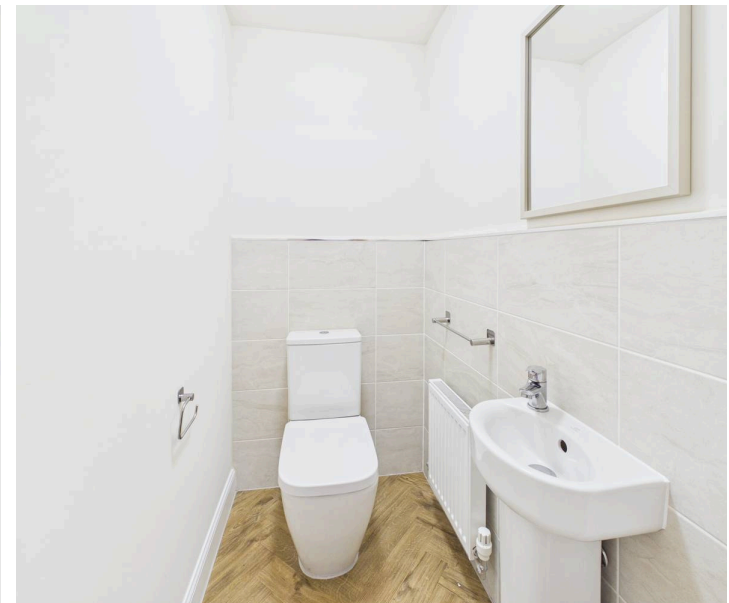
Additional charges (if applicable): • £25 + VAT per giftor

Services

We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

AGENTS REF:

LS/29102026











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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	90	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

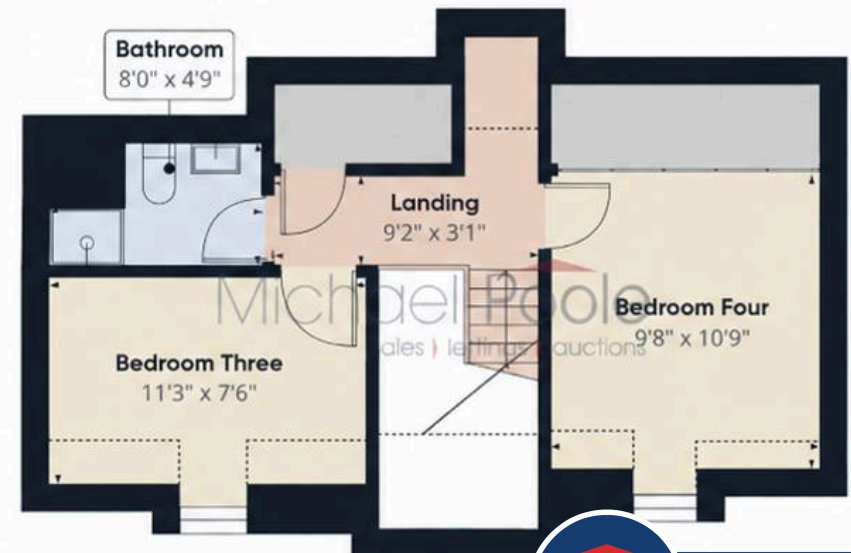
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	89	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		



Floor 0



Floor 1



Floor 2



Michael Poole

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