



CPH

CPH ESTATE AGENTS &
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For over 30 years

27 Fenby Gardens, Scarborough

In Excess of £400,000



27 Fenby Gardens

Scarborough

- BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE
- KITCHEN AND SEPARATE UTILITY ROOM
- LIVING ROOM WITH FIREPLACE AND BAY WINDOW
- MASTER BEDROOM WITH EN SUITE
- DOWNSTAIRS SHOWER ROOM
- DRIVEWAY AND DOUBLE GARAGE WITH POWER
- WELL MAINTAINED REAR GARDEN
- NO ONWARD CHAIN

We are delighted to present this beautifully presented four bedroom detached house, offering spacious and versatile accommodation ideal for modern family living. The property boasts three generous reception rooms, including a welcoming living room with an elegant fireplace and attractive bay window, a bright conservatory, and a formal dining room perfect for entertaining guests. The modern kitchen is complemented by a separate utility room, providing ample storage and workspace. The master bedroom benefits from its own impressive en suite, while three further well-proportioned bedrooms are served by a family bathroom and an additional downstairs shower room for added convenience. This home is offered with no onward chain, ensuring a smooth and swift purchase process.

Externally, the property features a driveway providing off-street parking and a double garage with power, offering excellent storage or workshop potential. The well maintained rear garden creates a peaceful retreat for relaxation and recreation. Located in a sought-after area with easy access to local amenities and transport links, this outstanding home combines comfort, practicality, and style.





Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Council Tax band: F

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

GROUND FLOOR

Entrance Hall

Lounge 14' 1" x 13' 9" (4.30m x 4.20m)

Dining Room 10' 10" x 8' 10" (3.30m x 2.70m)

Conservatory 14' 5" x 13' 1" (4.40m x 4.00m)

Kitchen 16' 9" x 8' 10" (5.10m x 2.70m)

Utility 6' 11" x 5' 7" (2.10m x 1.70m)

Shower Room 6' 11" x 4' 11" (2.10m x 1.50m)

SECOND FLOOR

Landing

Bedroom One 14' 1" x 12' 2" (4.30m x 3.70m)

En-Suite 5' 11" x 5' 3" (1.80m x 1.60m)

Bedroom Two 13' 1" x 9' 10" (4.00m x 3.00m)

Bedroom Three 11' 2" x 10' 10" (3.40m x 3.30m)

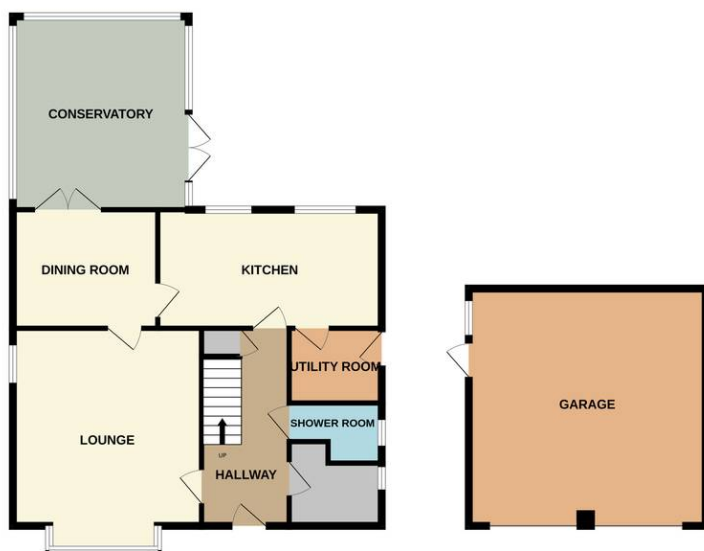
Bedroom Four 10' 2" x 8' 6" (3.10m x 2.60m)

Bathroom 7' 3" x 5' 7" (2.20m x 1.70m)

HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR
1169 sq.ft. (108.6 sq.m.) approx.



1ST FLOOR
694 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA: 1863 sq.ft. (173.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Interested?

Contact our friendly team today

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With you every step of the way



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132