



# Willow Cottage 2 Acre Close

Seamer, Scarborough, YO12 4PS

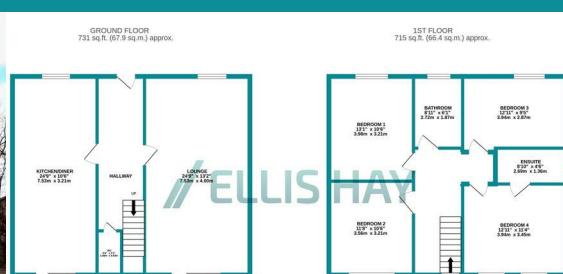
Guide Price £525,000



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 features 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 seeded 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.



ELLIS HAY



TOTAL FLOOR AREA: 1446 sq ft (134.4 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan, dimensions, measurements, areas, volumes, levels and any other data are approximate and do not constitute a contract. The actual construction, systems and specifications shown here may have been altered and the guidelines are for general information only.

## NEW BUILD CONVENIENCE

The property will benefit from underfloor heating throughout powered by Daikin Air Source heating system. Sliding sash UPVC windows in Agate throughout with Composite High Security Door also in Agate. There will be a high range range kitchen with Quartz worktop, integrated double oven, induction hob with chimney extractor over. Integrated 50/50 Fridge/Freezer, automatic washing machine/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. Expansive garden to the rear which will have Indian Stone patio, seeded lawn and plenty of space for you to create your own haven.

### Garage

With light and power. Situated opposite the property .

### Directions

What Three Words

Bend.Reflect.Growth

## Area Map



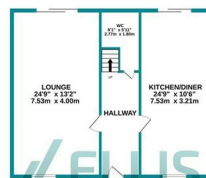
### Energy Efficiency Rating

	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	

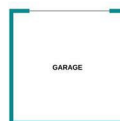
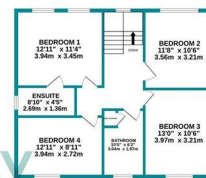
### Council Tax Band:

Tenure: Freehold

GROUND FLOOR  
1309 sq. ft. (121.7 sq.m.) approx.



FIRST FLOOR  
773 sq. ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA: 2140 sq. ft. (198.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other space 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 a guide only. Any prospective purchaser should verify all dimensions and areas and should not rely on this plan as a guarantee. We do not have the opportunity to check any map for errors.  
Made with Metaphor 10.0.0.

Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that {all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property