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14 Porritt Lane, Irton

Guide Price £495,000



14 Porritt Lane

Irton, Scarborough

- Imposing Three Bedroom Detached Home
- Spacious Living Arrangements Throughout With Two Reception Rooms & Breakfast Kitchen/Diner
- Presented To A Very High Standard With Modern Fixtures & Fittings
- Downstairs WC, Study, Utility Room, En-Suite To The Master Bedroom
- Well-Maintained Garden With Garden Room/Office, Ample Parking & Two Garages
- Located Within The Much Sought After Village Of Irton

Welcome to this imposing and elegant three-bedroom detached home, a true masterpiece of sophisticated living. Step inside this substantial residence and be greeted by a wealth of space and luxurious features that are sure to captivate the discerning buyer.



The ground floor embodies grandeur, boasting two spacious reception rooms exuding charm and character, a private study perfect for working from home, and a generous modern breakfast kitchen/diner that is every chef's dream with a centre island and three eye-level ovens. Completing this level is a convenient downstairs WC, a pantry for storage, and a utility room for added functionality.



Ascend to the first floor via a beautifully crafted staircase, and you will find a well-appointed landing leading to the master bedroom with an impressive en-suite shower room. Two additional bedrooms provide ample space for family or guests, while a sleek house bathroom stands ready to pamper with its modern fixtures/fittings and the roll top bath.

Throughout this impeccable home, attention to detail is evident, with a high standard of presentation that elevates the living experience. Every room exudes a sense of refinement and sophistication, creating an atmosphere that is both welcoming and luxurious.

Adding to the desirability of this property is the ample parking available, along with two garages providing secure storage for vehicles or belongings. The well-maintained gardens offer a peaceful retreat, with the added bonus of a garden office providing a secluded space to work or unwind.

Located in the sought-after village of Irton, this home is ideally situated for those seeking a premium lifestyle. This home is set within catchment for popular schools, proximity to amenities and transport links ensuring convenience and accessibility, while the privacy and tranquillity of the surroundings offer a serene escape from the bustle of every-day life.

In summary, this property is a true gem, combining spacious living areas, luxurious features, and a prime location to create a residence that is both impressive and inviting. Don't miss your chance to experience the epitome of premium living - schedule a viewing today!

Council Tax band: E

Tenure: Freehold





GROUND FLOOR

Entrance Hallway 21' 8" x 15' 1" (6.60m x 4.60m)

Lounge 16' 5" x 13' 9" (5.00m x 4.20m)

Sitting Room 16' 5" x 15' 9" (5.00m x 4.80m)

Study 10' 2" x 8' 10" (3.10m x 2.70m)

Breakfast Kitchen/Diner

Integral Garage 19' 0" x 12' 10" (5.80m x 3.90m)

Rear Hall

WC

Utility Room 12' 2" x 7' 3" (3.70m x 2.20m)

Pantry 7' 10" x 3' 11" (2.40m x 1.20m)

FIRST FLOOR

Landing 11' 2" x 10' 10" (3.40m x 3.30m)

Master Bedroom 16' 5" x 15' 9" (5.00m x 4.80m)

En-suite to the Master Bedroom 9' 6" x 7' 3" (2.90m x 2.20m)

Bedroom Two 12' 6" x 10' 10" (3.80m x 3.30m)

Bedroom Three 10' 10" x 10' 6" (3.30m x 3.20m)

House Bathroom 10' 10" x 9' 6" (3.30m x 2.90m)

HMRC Check 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.



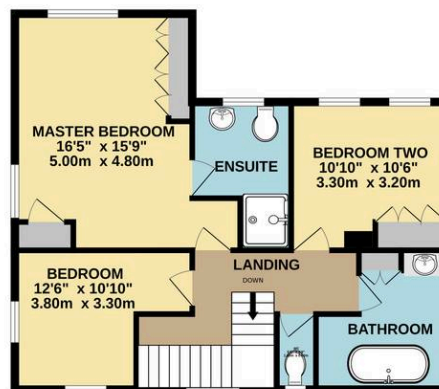




GROUND FLOOR
1773 sq.ft. (164.7 sq.m.) approx.



1ST FLOOR
681 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 2453 sq.ft. (227.9 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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