



**Bilberry Avenue, Scarborough**  
YO11 3XF



Offers In Excess Of  
£290,000

**HUNTERS®**  
EXCLUSIVE

# Bilberry Avenue, Scarborough

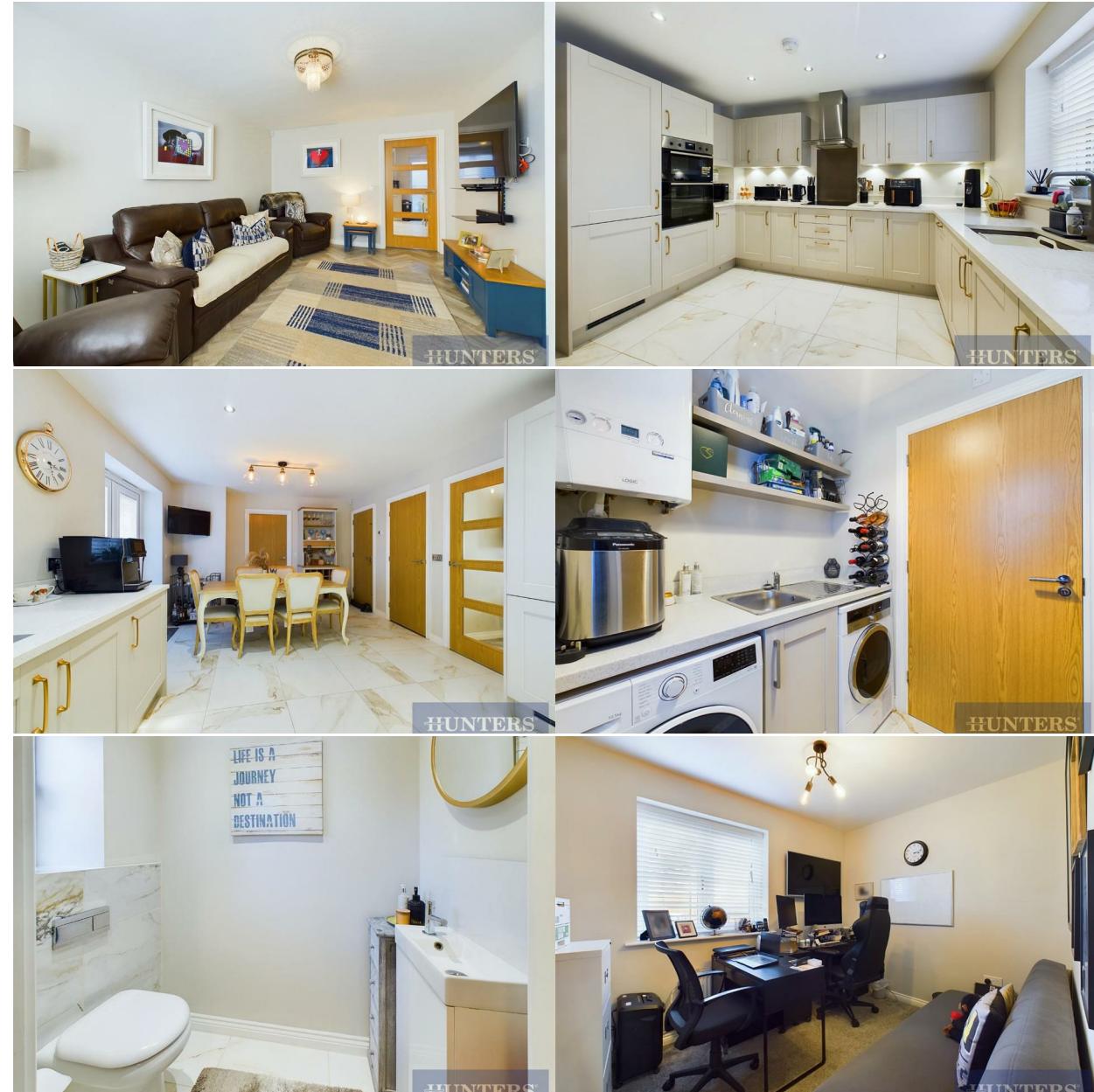
## DESCRIPTION

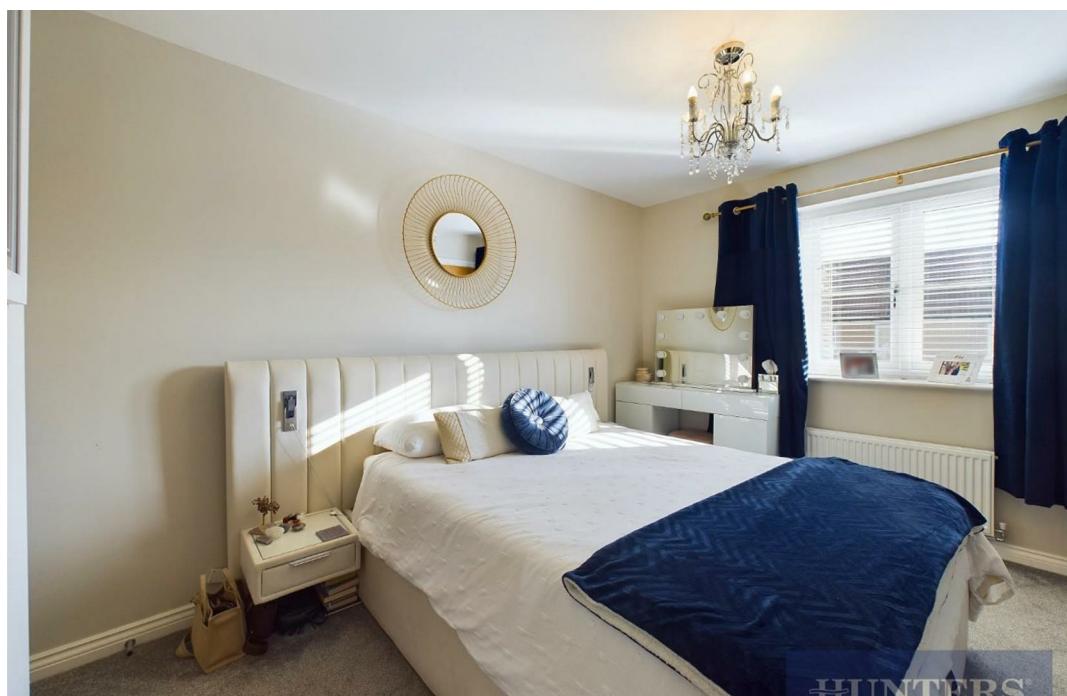
Welcome to this STUNNING FOUR BEDROOM new-build home in the SOUGHT AFTER Middle Deepdale development, where MODERN design meets family-friendly functionality. This SPACIOUS property boasts a BEAUTIFULLY APPOINTED en suite to the master bedroom, an GARAGE for convenience, and a dedicated UTILITY ROOM to streamline household tasks. Thoughtfully designed, the home also features an ATTRACTIVE lawned garden perfect for outdoor relaxation and gatherings. With AMPLE living space and HIGH QUALITY finishes throughout, this property offers the perfect blend of comfort and style for contemporary family living!

Stepping into the ground floor you are greeted by a welcoming entrance hall leading to a spacious lounge at the front, ideal for cosy family moments or relaxed entertaining. Toward the rear, a contemporary kitchen/diner provides a bright and open space for dining and culinary creativity, with direct access to a separate utility room and a convenient downstairs WC. Upstairs, the property offers four well-proportioned bedrooms, including a master with a stylish en suite bathroom, alongside a modern family bathroom. Outside, you'll find an well maintained lawned garden, a garage, and off-road parking, making this property as practical as it is inviting.

This exceptional property, built circa 2022, combines quality and comfort with double glazing throughout, efficient gas central heating, and the luxury of underfloor heating on the ground floor. The kitchen and bathrooms are finished with sleek, modern fixtures and fittings, reflecting attention to detail and contemporary style. With the added assurance of a remaining NHBC guarantee, this home provides peace of mind and promises low-maintenance living for years to come.

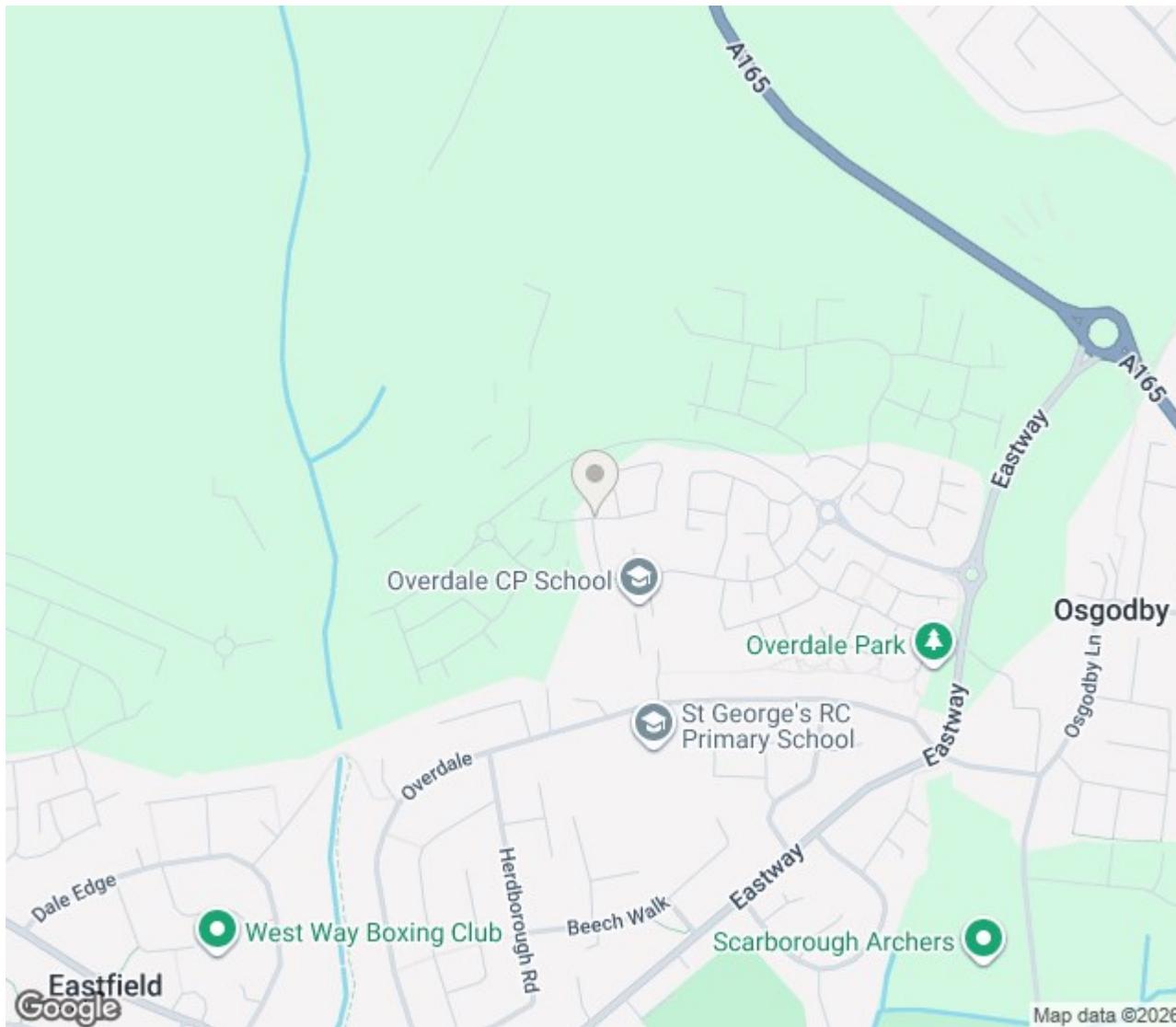
This exclusive property offers an exceptional lifestyle, blending modern elegance with practical luxury—truly a place to call home.











## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	100+	
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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.

**33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760 | scarborough@hunters.com**