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25 Stepney Drive, Scarborough

Guide Price £425,000



- GARAGE AND OFF-STREET PARKING
- SUBSTANTIAL THREE BEDROOM DETACHED HOUSE
- RECENTLY MODERNISED THROUGHOUT
- POPULAR STEPNEY LOCATION
- EXTENSIVE PRIVATE LAWNED WEST FACING GARDENS

Well located on a GENEROUS PLOT this SUBSTANTIAL, THREE BEDROOM DETACHED HOUSE offers SPACIOUS LIVING ACCOMMODATION, TWO RECEPTION ROOMS, CONSERVATORY, an EXTENSIVE WEST FACING GARDEN, OFF-STREET PARKING and SINGLE GARAGE. The property also benefits from being located in the popular Stepney area of Scarborough, is well set back and offers excellent views down the attractive tree lined Stepney Drive.

The accommodation itself briefly comprises to the ground floor; feature entrance hall with stairs to the first floor, spacious lounge/dining room with sliding doors leading to a generous conservatory with further patio doors accessing the garden beyond. Also accessed via the dining room and hall is a newly fitted kitchen which features a centre island and a range of wall and base units with a door leading to a downstairs w/c, separate utility and two store cupboards/cloak cupboards. To the first floor lies three double bedrooms with the master and guest benefitting from built in wardrobes/dressers and a modern three-piece suite bathroom and separate WC. Externally, the property benefits from generous well presented, low maintenance West facing gardens with patio area and external storage shed. To the front is a block paved drive with parking for approximately three vehicles leading to a single garage with electric door and a lawned/planted front garden. The property has recently undergone works to include an upgraded roof and a new boiler, to give any prospective purchasers peace of mind.





## GROUND FLOOR

**Living Room** Dimensions: 3.63 x 5.5 max (11'10" x 18'0" max).

**Dining Room** Dimensions: 3.7 x 3.4 max (12'1" x 11'1" max).

**Conservatory** Dimensions: 4.0 x 2.9 max (13'1" x 9'6" max).

**Kitchen** Dimensions: 3.4 x 3.7 max (11'1" x 12'1" max).

**Utility** Dimensions: 2.3 x 1.7 max (7'6" x 5'6" max).

**W/C** Dimensions: 2.09 x 0.9 max (6'10" x 2'11" max).

## FIRST FLOOR

### Landing

**Bedroom 1** Dimensions: 3.7 x 4.0 max (12'1" x 13'1" max).

**Bedroom 2** Dimensions: 3.8 x 3.8 max (12'5" x 12'5" max).

**Bedroom 3** Dimensions: 4.0 x 3.6 max (13'1" x 11'9" max).

**Bathroom** Dimensions: 3.0 x 2.1 max (9'10" x 6'10" max).

**W/C** Dimensions: 1.8 x 0.9 max (5'10" x 2'11" max).

### Externally

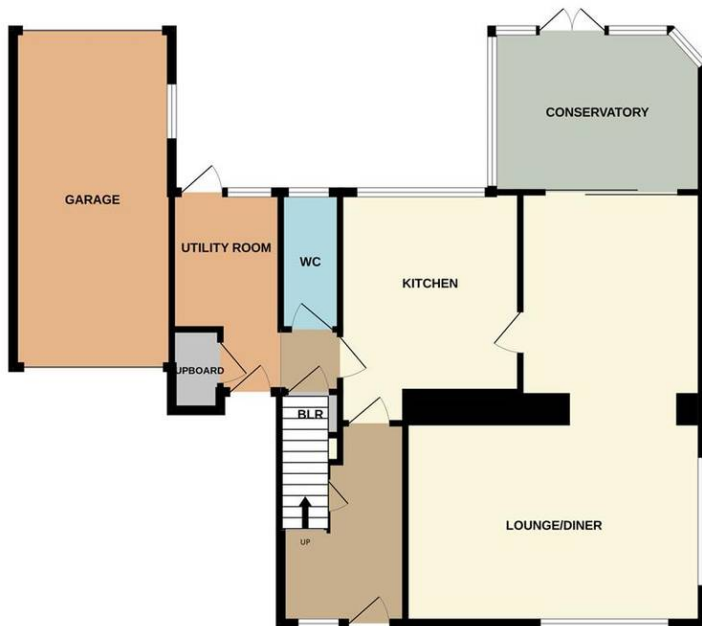
To the front of the property lies an attractive lawned garden with planted borders, a driveway which provides off-street parking for 2/3 vehicle and a single garage with electric opening door. To the rear of the property lies a private and generous multi tiered garden laid mainly to lawn which also benefits from a paved seating area and external store shed.

### HMRC DISCLAIMER -

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



1ST FLOOR



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 errors, 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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