



31 Fenby Gardens, Scarborough YO12 5LB

Offers Over £600,000

Prestige
Collection
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Fenby Gardens, Scarborough

Offers Over £600,000

CPH are delighted to be presenting to the market this IMPRESSIVE FIVE/SIX BEDROOM DETACHED HOME which provides GENEROUS LIVING PROPORTIONS set over THREE FLOORS with FOUR RECEPTION ROOMS, a DOWNSTAIRS WC and FOUR BATHROOMS. The property enjoys a secluded CUL-DE-SAC setting within the popular STEPNEY area with LAWNED GARDENS, OFF-STREET PARKING and a DOUBLE GARAGE.

'In our opinion' the property is offered to the market in excellent order throughout having been renovated CIRCA 2021 with modern fixtures and fittings including a Bespoke German kitchen and Quooker Tap. The property does also benefit from 20pv Solar Panels which generate in the region of £2000 - £2500 per annum, underfloor heating and two wood burning stoves. The internal accommodation briefly comprises on the ground floor; entrance hallway with stairs to the first floor and a downstairs WC, a reception room, a dining room/gym, a living room, a modern fully fitted breakfast kitchen and a light and airy 35 foot garden/recreation room with sliding doors to the rear gardens. To the first floor of the property lies a landing with further stairs to the second floor, four bedrooms (two with en-suite shower rooms), a laundry/utility room and a family bathroom. Furthermore, to the second floor lies a landing, three further rooms currently arranged as two bedrooms and a dressing room and a bathroom. Externally, the property benefits from off-street parking for several vehicles, a spacious double garage and a landscaped garden complete with lawn.

- SUBSTANTIAL FIVE/SIX BEDROOM DETACHED HOME
- IN EXCELLENT DECORATIVE ORDER THROUGHOUT
- GENEROUS LIVING PROPORTIONS SET OVER THREE FLOORS
- FOUR RECEPTION ROOMS AND FOUR BATHROOMS
- LANDSCAPED GARDENS, OFF-STREET PARKING, GARAGE
- SOUGHT AFTER STEPNEY LOCATION

Fenby Gardens is a secluded cul-de-sac within Scarborough's ever popular Stepney area. The property is well located for a range of amenities including a popular secondary school, Scarborough Sixth Form College and Scarborough Hospital. Further amenities can be found at Falsgrave and Scarborough Town Centre.



ACCOMMODATION:

GROUND FLOOR

Entrance Hallway

Reception Room

4.8m max into bay x 4.0m
(15'8" max into bay x 13'1")

Dining Room/Gym

4.0m max x 3.9m max (13'1"
max x 12'9" max)

Lounge

4.8m x 4.0m (15'8" x 13'1")

Downstairs WC

1.7m x 1.3m (5'6" x 4'3")

Kitchen

4.0m x 3.4m plus 2.1m x 1.8m
(13'1" x 11'1" plus 6'10" x 5'10")

Garden/Recreation Room

10.5m x 3.4m (34'5" x 11'1")

FIRST FLOOR

Landing

Bedroom One

4.8m x 4.0m (15'8" x 13'1")

En-suite to Bedroom One

2.1m x 1.8m (6'10" x 5'10")

Bedroom Two

4.0m x 3.9m (13'1" x 12'9")

Bedroom Three

4.8m max x 4.1m max (15'8"
max x 13'5" max)

En-suite to Bedroom Three

1.9m x 1.6m (6'2" x 5'2")

Bedroom Four

2.9m x 2.1m (9'6" x 6'10")

Laundry/Utility Room

3.9m x 1.9m (12'9" x 6'2")

Bathroom

2.9m x 2.1m (9'6" x 6'10")

SECOND FLOOR

Landing

Dressing Room

4.3m max x 4.2m max (14'1" max x
13'9" max)

Bedroom Five

4.2m max x 3.7m max (13'9" max x
12'1" max)

Internal Balcony

Bedroom Six/Movie Room

8.1m max x 4.2m max (26'6" max x
13'9" max)

Shower Room

2.1m x 1.9m (6'10" x 6'2")

OTHER:

Garage

5.4m x 5.2m (17'8" x 17'0")

Details Prepared

TLPF/181022



AN IMPRESSIVE 5/6 BEDROOM DETACHED HOME WHICH IS OFFERED TO THE MARKET IN EXCELLENT DECORATIVE ORDER.







GROUND FLOOR
1348 sq.ft. (125.3 sq.m.) approx.



1ST FLOOR
933 sq.ft. (86.6 sq.m.) approx.



2ND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 3043 sq.ft. (282.7 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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CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Interested? Get in touch today:
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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