



355A Filey Road, Scarborough YO11 3JG  
Guide Price £675,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





This MODERN and IMPOSING, THREE BEDROOM DETACHED 'Chalet Style' house of INDIVIDUAL DESIGN occupies an enviable elevated position on the SOUTH SIDE of Scarborough with FANTASTIC OPEN ASPECT SEA VIEWS over Scarborough to the Castle as well as down the coast over Cayton Bay. The property provides well appointed LUXURY LIVING ACCOMMODATION throughout with a FEATURE MASTER BEDROOM with STUNNING EN-SUITE BATHROOM and WALK-IN DRESSING ROOM, a LUXURIOUS KITCHEN/DINER, INTEGRAL GARAGE.

The accommodation briefly comprises on the lower ground floor level is an entrance hall with stairs to the ground floor, downstairs WC and an integral garage. To the ground floor of the property lies; study room with stairs to the entrance level, lounge with patio doors to dual aspects both providing 'armchair' sea views, a bespoke breakfast kitchen/diner with a range of integrated appliances and double doors to the rear garden, feature hallway with stairs leading to the first floor, a double bedroom with modern en-suite shower room and built-in wardrobes, a further double bedroom with built-in wardrobes plus a modern house bathroom with white three-piece bathroom suite. To the first floor lies a feature master bedroom with a generous walk-in wardrobe and a beautiful en-suite bathroom with a walk-through shower and underfloor heating. Externally, to the front of the property lies block paved driveway with ample off-street parking with access to the garage. To the rear of the property lies a landscaped multi-level paved garden and feature lighting. The property is fully enclosed with wall boundaries and electric double gates with secure entry intercom system.



This property is located at the top end of Filey Road close to Osgodby on an elevated plot close to local amenities including South Cliff Golf Club, Scarborough TEC, Wheatcroft Primary School and St Martin's Primary School-ideal for families.

ACCOMMODATION:

ENTRANCE LEVEL

Garage  
14'5" x 14'1"





Entrance Hall  
12'6" max x 6'7" max

WC  
5'3" x 2'7"

#### GROUND FLOOR

Hall  
17'5" max x 16'9" max

Lounge  
14'1" x 11'10"

Kitchen/Diner  
20'8" x 11'2"

Office/Bedroom Four  
12'10" x 9'10"

Bathroom  
6'11" x 6'11"

Bedroom Two

En-suite  
4'11" max x 4'7" max

Bedroom Three  
11'10" max into wardrobes x 9'6"

#### FIRST FLOOR

Master Bedroom  
16'9" max x 11'6" max

En-suite  
13'9" max x 8'6" max

Dressing Room  
24'7" max x 5'11"

Details Prepared  
TLPF/040124



**Interested? Get in touch:**

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