



1 Newby Farm Close, Scarborough YO12 6UH
Offers In Excess Of £425,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- FOUR BEDROOM DETACHED FAMILY HOME
- TWO/THREE RECEPTION ROOMS
- DOWNSTAIRS WC AND EN-SUITE TO THE MASTER
- DOUBLE GARAGE AND OFF-STREET PARKING
- FEATURE GARDENS TO THE FRONT AND REAR
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION

NEW TO THE MARKET is this WELL-PRESENTED FOUR BEDROOM DETACHED FAMILY HOME set in a sought after RESIDENTIAL LOCATION within NEWBY. The property provides SPACIOUS LIVING PROPORTIONS with TWO RECEPTION ROOMS plus a CONSERVATORY, DOWNSTAIRS WC, UTILITY, EN-SUITE to the MASTER, RESIN DRIVEWAY, DOUBLE GARAGE and FEATURE GARDENS.

'In our opinion' the property is in excellent order with contemporary decor throughout, UPVC double glazing, underfloor heating within the kitchen and gas central heating via a 'Worcester Bosch' combi boiler. By opening the main entrance door, you enter a welcoming entrance hallway which has stairs to the first floor, a downstairs WC, under stairs storage and a door to a bay fronted lounge. The lounge has a 'GAZCO' inset fire with a marble surround and double doors into a separate dining area. From the dining area lies sliding doors into a light and airy conservatory and a door into the stunning kitchen which is complete with a 'Magnet' kitchen, Integrated Appliances (AEG Microwave and Oven, Hotpoint Dishwasher, AEG Induction Hob), Quartz Worktops and Underfloor Heating. The kitchen has a further opening to a utility room, fitted with a range of units. To the first floor lies a landing, master bedroom with an en-suite shower room and generous fitted wardrobe, two double bedrooms also with fitted wardrobes, a further bedroom and a house bathroom. Externally, to the front of the property lies a Feature Garden, a Resin driveway which provides off-street parking, access to the double garage via electric roller door and gated access to the side of the property. To the rear lies a generous garden finished with a paved area.



Set in Newby the house affords access to an abundance of amenities including local shops, supermarket, library, popular eating/drinking establishments, doctors surgeries, bus route into town, popular schools plus walks along Scalby beck and the old Scarborough to Whitby railway line, ideal for dog owners and those with children.



ACCOMMODATION:

GROUND FLOOR

Entrance Hallway
13'4" max x 9'5" max

Downstairs WC
5'10" x 3'4"

Lounge
17'6" plus bay x
10'10"

Dining Area
10'10" x 10'8"

Conservatory
10'11" x 9'5"

Day Room
11'8" x 9'4" max

Open to:

Kitchen
12'2" x 7'10"

Utility Room
7'10" x 4'9"

Double Garage
17'5" x 17'2"

FIRST FLOOR

Landing
6'3" x 4'6"

Master Bedroom
11'9" x 10'11"

En-suite to the Master
8'2" x 5'6" max

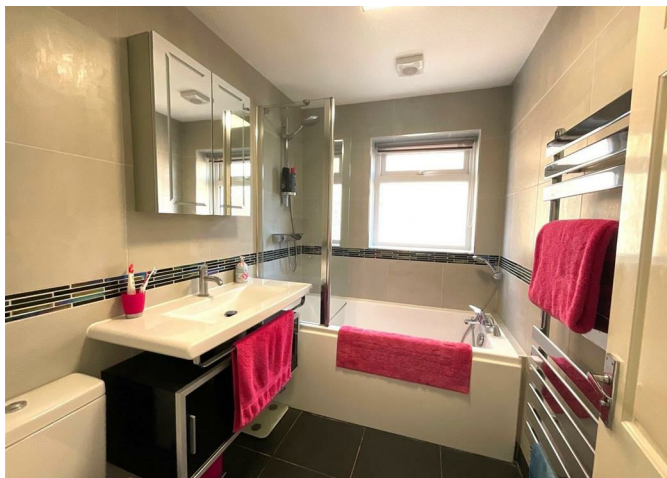
Bedroom Two
11'3" max x 10'8" max

Bedroom Three
9'11" x 9'7"

Bedroom Four
10'5" x 6'2"

House Bathroom
7'6" x 5'7"

Details Prepared
TLJW/260324

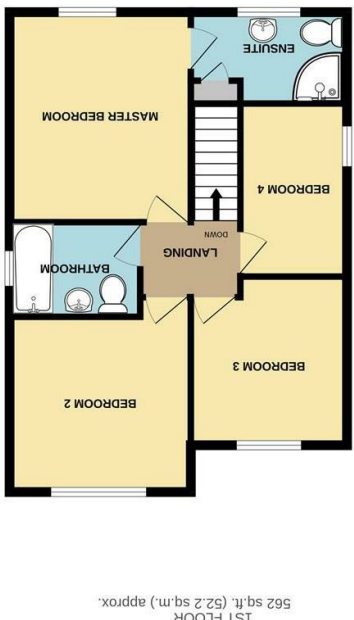
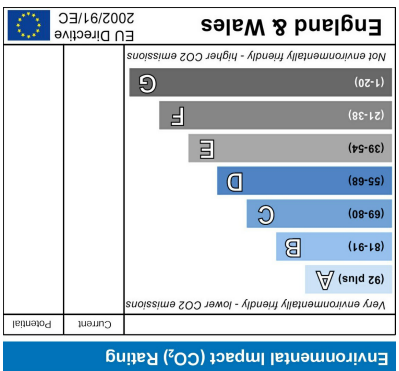
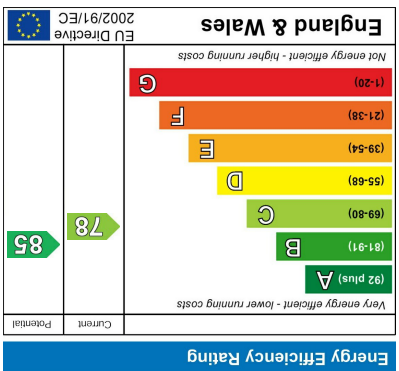


Interested? Get in touch:

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TOTAL FLOOR AREA: 1644 sq.ft. (152.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. The floorplan is for illustrative purposes only and should not 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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