ANDREW COWEN







30 Littlemoor Close, Cloughton, Scarborough, YO13 0AN

Chain Free £260,000

- *Three-bedroom detached bungalow*
- *Bright, generous living room*
- *Substantial rear garden with open outlook*
- *Sought-after Cloughton village location*
- *Modern fitted kitchen*
- *Ample off-road parking and garage*
- *Spacious and versatile accommodation*
- *Impressive conservatory-style sunroom*
- *Excellent access to Scarborough and the coast*

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30 Littlemoor Close, Scarborough YO13 0AN

This spacious and versatile three-bedroom detached bungalow is ideally positioned in the sought-after village of Cloughton, near Scarborough. Offering generous accommodation throughout, the property features a bright living room with French doors to the garden, modern fitted kitchen, impressive sunroom, family bathroom and useful utility room. Externally, there is ample off-road parking, an integral garage and a substantial rear garden enjoying a delightful open countryside outlook. A superb village home combining space, flexibility and a peaceful semi-rural setting.

3 1 1 D

Council Tax Band: C





Occupying an attractive position in the sought-after village of Cloughton, just north of Scarborough, this substantial and highly versatile three-bedroom detached bungalow offers generous single-storey accommodation extending to approximately 1,001 sq ft (92.9 sq m). With excellent living space, a conservatory-style sunroom, utility room, garage, ample off-road parking and a particularly generous rear garden enjoying a wonderful open outlook, the property offers an excellent opportunity for a variety of buyers.

Internally, the accommodation is arranged around a welcoming central hallway and provides an excellent balance of living and bedroom space. The principal living room is a bright and well-proportioned reception room, with French doors opening directly onto the rear garden and allowing the attractive outlook to become a real feature of the space. A fireplace provides an additional focal point.

The modern fitted kitchen is finished with contemporary white cabinetry, contrasting work surfaces and striking dark blue metro-style tiling. From here, there is access through to the impressive sunroom, a particularly appealing addition to the property. Measuring over 20 feet in length and surrounded by glazing, this wonderfully light space provides an ideal setting for dining, entertaining or simply enjoying the garden and surrounding countryside throughout the seasons.

Three bedrooms provide flexible accommodation, with the larger rooms offering excellent proportions and the third equally suited as a bedroom, home office or additional reception space depending upon individual requirements. A family bathroom completes the main accommodation, while a separate utility room provides valuable additional practicality and connects conveniently with the integral garage.

Externally, the property continues to impress. To the front is a generous driveway providing ample off-road parking for several vehicles, together with access to the garage. The rear garden is a particular highlight, offering an extensive lawn bordered by mature trees and fencing. Beyond the garden lies an attractive open rural outlook, creating a superb sense of space and providing a delightful backdrop to the property.

Cloughton is a well-regarded village approximately 5.8 miles north of Scarborough, conveniently positioned on the A171 between Scarborough and Whitby. The village enjoys traditional pubs and excellent access to the surrounding countryside and a primary school while the nearby Cinder Track and Cleveland Way provide superb opportunities for walking and cycling. Regular bus services also connect Cloughton with Scarborough, Robin Hood's Bay, Whitby and beyond.

Offering generous and versatile accommodation, extensive parking, a garage, superb sunroom and an impressive garden with an open outlook, this appealing detached bungalow combines the benefits of village living with excellent access to Scarborough and the beautiful North Yorkshire coast and countryside. Early viewing is highly recommended.







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SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

1001 ft²

92.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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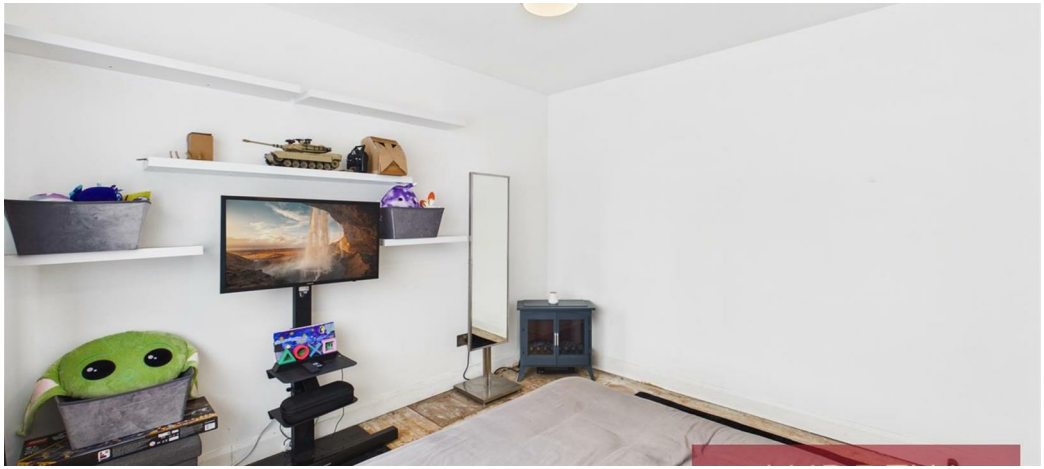

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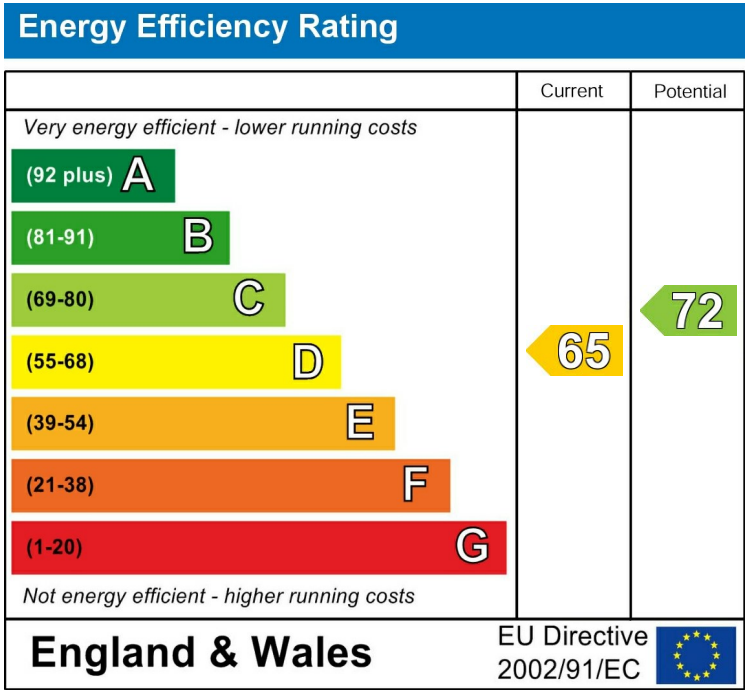

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Viewings

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View our website here!

Looking to Sell?

Book a no obligation valuation today!

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