



## Plot 82 Heather Pastures, Eastfield, Scarborough, YO11 3YH

Guide Price £310,000

- Open plan Kitchen, Living and Dining Room
- Private driveway for 2 cars
- One double bedroom
- French doors leading onto the garden from the living room
- 10 year NHBC warranty
- One single bedroom
- Ensuite WC and Bathroom
- Fully fitted kitchen with integrated appliances
- 2 year emergency cover

## Plot 82 Heather Pastures, Scarborough YO11 3YH

An elegant and thoughtfully designed three-bedroom chalet bungalow, offering versatile, energy-efficient living across two floors. The Aston features a striking open-plan kitchen, living and dining space with integrated appliances and French doors opening onto the rear garden, creating a bright and sociable heart to the home. The accommodation is well balanced, with a ground floor double bedroom and ensuite, alongside a refined principal suite and additional bedroom to the first floor. Finished to a high standard throughout, this exceptional home combines style, quality and practicality, ideal for those seeking sophisticated, low-maintenance living.



Council Tax Band: C



The Aston is an elegantly designed three-bedroom chalet bungalow, combining contemporary styling with thoughtfully planned, energy-efficient living. Created with the needs of modern homeowners in mind, this impressive home offers both versatility and comfort, making it ideally suited to a range of lifestyles.

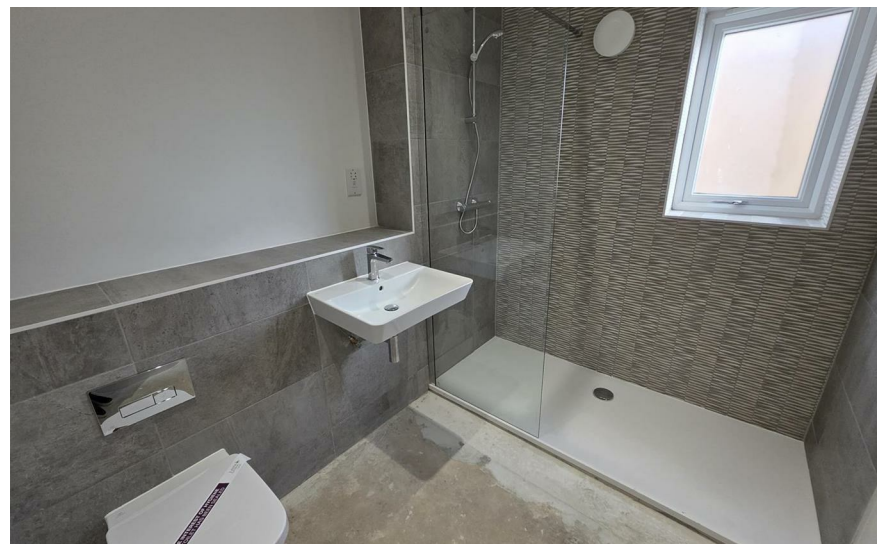
At the heart of the property lies a beautifully presented open-plan kitchen, living and dining area, providing a bright and sociable space for everyday living and entertaining. The kitchen is fully fitted with high-quality integrated appliances, while French doors from the living area open onto the rear garden, allowing natural light to flood the space and creating a seamless connection between indoors and out.

The accommodation is arranged over two floors, offering flexibility and privacy. The ground floor features a well-proportioned double bedroom to the front of the property, complete with a stylish ensuite shower room. To the first floor, the principal bedroom benefits from its own ensuite WC and bathroom, alongside a further single bedroom, ideal for guests, hobbies or home working.

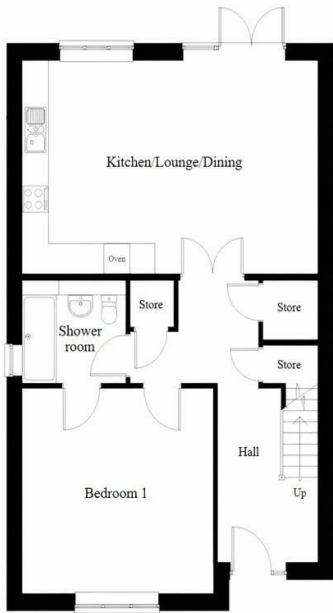
Every Later Living by Lovell home is built with a focus on Style, Quality and Value, ensuring a high standard of finish throughout and a home designed to be both practical and aspirational.

Only 1 occupant must be over 55

Viewings strictly by appointment.



## GROUND FLOOR



### Kitchen/Lounge/Dining

4350mm x 7000mm

14' 3" x 23' 0"

### Bedroom 1

3565mm x 4535mm

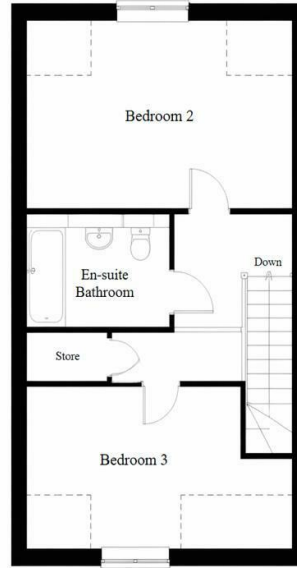
11' 7" x 14' 8"

### En-suite Shower

2100mm x 2450mm

6' 11" x 8' 0"

## FIRST FLOOR



### Bedroom 2

4350mm x 3065mm

14' 3" x 10' 1"

### En-suite Bathroom

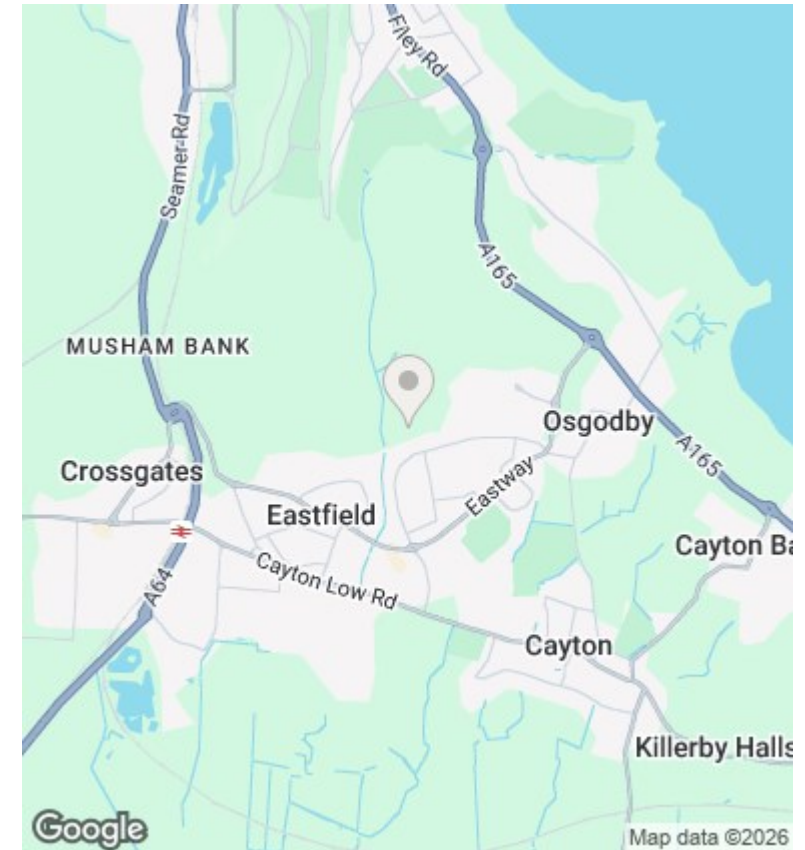
2300mm x 2100mm

7' 7" x 6' 11"

### Bedroom 3

4350mm x 2535mm

14' 3" x 8' 4"



## Directions

## Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	85	
(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	