



70 Pinewood Drive, Scarborough, YO12 5JP

Guide Price £325,000

- *Substantial four-bedroom family home*
- *Separate dining room*
- *integral garage & utility area*
- *Approx. 1,384 sq ft of accommodation*
- *Well-appointed fitted kitchen*
- *Driveway parking*
- *Generous living room*
- *Spacious sunroom*
- *Established mature gardens*

70 Pinewood Drive, Scarborough YO12 5JP

A substantial and versatile four-bedroom family home extending to approximately 1,384 sq ft, offering a spacious living room, separate dining room, fitted kitchen, generous sunroom, integral garage with utility area and established gardens. With driveway parking, excellent storage and flexible accommodation throughout, the property represents an excellent opportunity for those seeking a well-proportioned family home.

 4  2  3  D

Council Tax Band: D



his substantial four-bedroom family home offers spacious and versatile accommodation, complemented by generous living areas, a sunroom, integral garage, driveway parking and established gardens.

The property opens into a welcoming entrance hallway, leading through to an impressive and particularly spacious living room. This comfortable reception space features a decorative fireplace and provides plenty of room for family living, while a separate dining room offers an ideal setting for both everyday dining and entertaining.

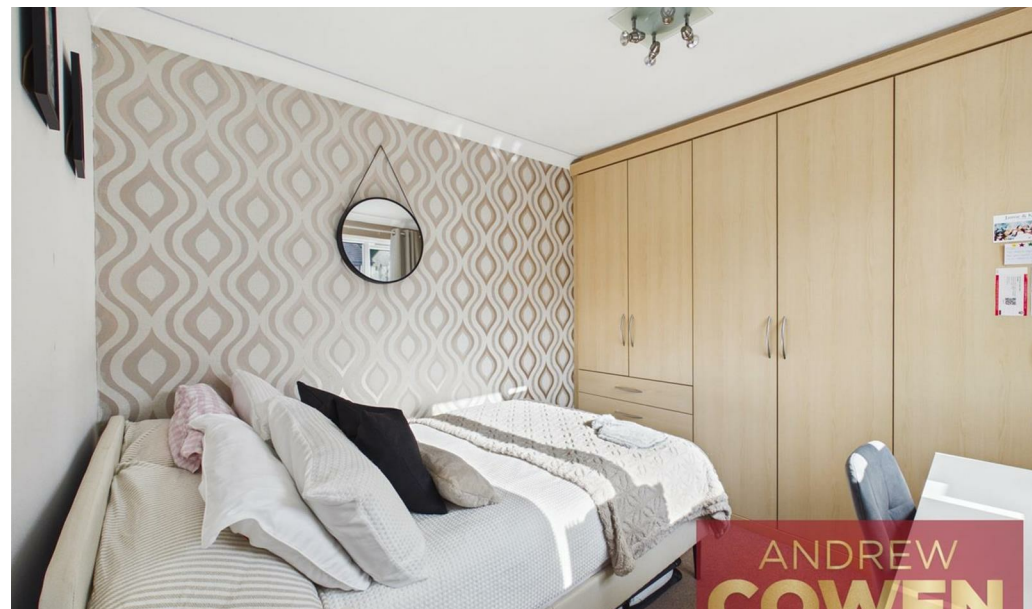
The fitted kitchen is well appointed with an extensive range of wall and base units, generous worktop space and integrated cooking appliances. A particularly attractive feature of the property is the generous sunroom, providing a superb additional reception space with plenty of natural light and direct access to the outside.

Further practicality is provided by the integral garage, which offers excellent storage and incorporates a useful utility area with sink and plumbing for laundry appliances.

To the first floor are four bedrooms, providing excellent flexibility for families, guests or those requiring dedicated home-working space. The principal bedroom benefits from an extensive range of fitted wardrobes, while the remaining bedrooms are all well proportioned. The first-floor accommodation is completed by the bathroom facilities.

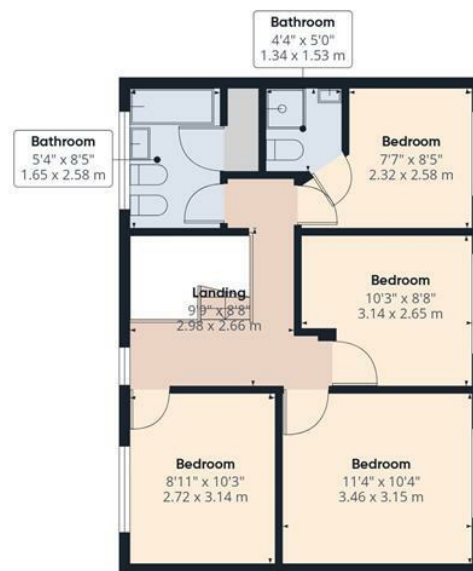
Externally, the property benefits from driveway parking and an integral garage, while the established gardens provide a pleasant mixture of mature trees, shrubs and planting together with gravelled and paved areas. The mature surroundings create an attractive outdoor space with plenty of potential for buyers to personalise to their own requirements.

Offering approximately 1,384 sq ft (128.6 sq m) of accommodation, this is an excellent opportunity to acquire a substantial and versatile family home with generous internal space, excellent storage and attractive outside areas. Early viewing is highly recommended.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1384 ft²

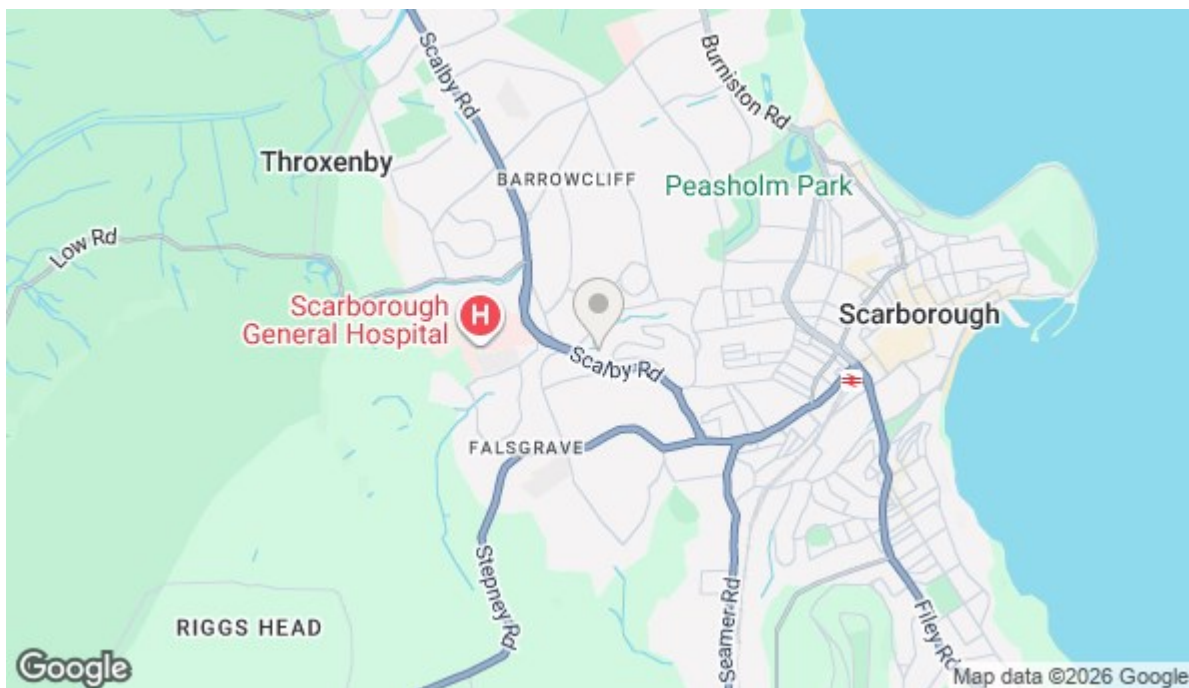
128.6 m²

(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.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Viewings

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