



## Plot 16, The Wolseley Heather Pastures, Eastfield, Scarborough, YO11 3YH

Guide Price £280,000

- Fully fitted Kitchen with integrated appliances
- 10 year NHBC warranty
- Ensuite Shower room
- French doors leading onto the garden
- WC to ground floor
- Private driveway and garage
- Ensuite Bathroom to Master Bedroom
- Two double bedrooms

# The Wolseley Heather Pastures, Scarborough YO11 3YH

The Wolseley is an attractive two bedroom detached home forming part of the Lovell development, thoughtfully designed to provide modern, energy efficient accommodation that is both stylish and practical. Designed with flexibility in mind, the property offers spacious open plan living alongside features that allow the home to adapt easily to changing needs over time.

 2  2  null  B

Council Tax Band: D



The ground floor accommodation centres around a bright and generous open plan living space incorporating the kitchen, lounge and dining areas, creating a sociable and versatile environment ideal for everyday living and entertaining. The kitchen is fitted with a contemporary range of units complemented by integrated appliances and ample worktop space, while the living and dining area benefits from French doors opening directly onto the rear garden, allowing plenty of natural light to fill the room and providing a pleasant connection between indoor and outdoor living.

A welcoming entrance hall provides access to the main living area and includes useful storage space, along with a convenient ground floor WC. The design also incorporates provision for a through-floor lift, allowing the home to be easily adapted in the future if required.

To the first floor the property offers two well proportioned double bedrooms. The principal bedroom benefits from its own en-suite wet room, while the second bedroom is served by a separate en-suite shower room, providing comfortable and practical accommodation for residents and guests alike.

Externally the property enjoys a neatly presented frontage with driveway parking leading to a detached garage. The rear garden can be accessed from the main living space via the French doors, creating an ideal outdoor area for relaxing or entertaining during the warmer months.

Overall the Wolseley provides a thoughtfully designed detached home combining modern open plan living, quality finishes and adaptable features, creating an appealing and practical property suited to a range of lifestyles.

The accommodation extends to approximately 98.0 sq m (1057 sq ft). The open plan kitchen, lounge and dining area measures approximately 18'5" x 28'5" (5.65m x 8.68m) and the ground floor WC measures approximately 4'7" x 3'6" (1.44m x 1.11m). To the first floor the principal bedroom measures approximately 11'6" x 15'7" (3.55m x 4.80m) and the second bedroom 12'3" x 12'4" (3.75m x 3.78m). The en-suite wet room measures approximately 6'6" x 10'4" (2.00m x 3.18m) and the en-suite shower room

5'9"  
On



## WOLSELEY

### 2 Bedroom Detached House

Empowered



Ground Floor

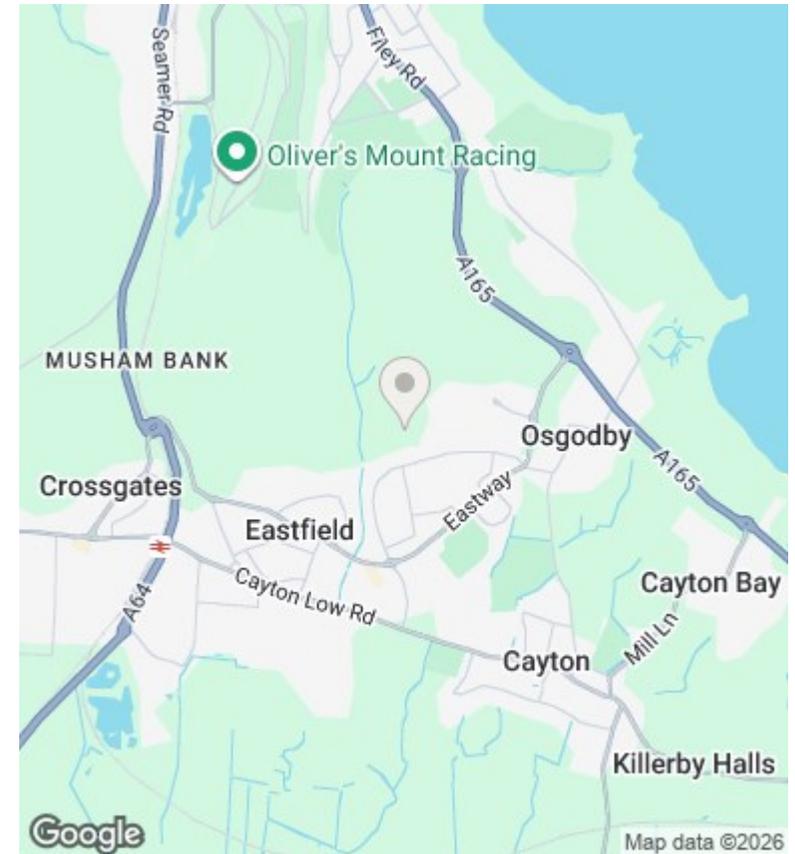
**Kitchen/Lounge/Dining** 5650mm x 8680mm\* 18' 5" x 28' 5" \*  
**WC** 1440mm x 1110mm 4' 7" x 3' 6"

First Floor

**Bedroom 1** 3550mm x 4800mm\* 11' 6" x 15' 7" \*  
 (into wardrobe alcove)  
**Bedroom 2** 3750mm x 3780mm\* 12' 3" x 12' 4" \*  
**En-suite Wet room** 2000mm x 3180mm 6' 6" x 10' 4" \*  
**En-suite Shower** 1800mm x 3120mm 5' 9" x 10' 2" \*

\* 98.0 sqm 1057 sqFt

\* Represents maximum dimensions taken. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handling of plots may vary from the floor plans shown. Please check individual plot details with our sales team. April 2023.



## Directions

## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	