



## Plot 12, The Shelby Heather Pastures, Eastfield, Scarborough, YO11 3YH

Guide Price £292,000

- Open plan Kitchen, Living and Dining Room
- 10 year NHBC warranty
- Ensuite Shower room
- French doors leading onto the garden from the living room
- Fully fitted kitchen with integrated appliances
- Private driveway and garage
- Family Bathroom & separate WC
- Two double bedrooms and one single bedroom

## The Shelby Heather Pastures, Scarborough YO11 3YH

The Shelby at Plot 12 is an attractive three bedroom detached home forming part of the Later Living by Lovell development, thoughtfully designed to provide stylish, modern accommodation that is both practical for today and adaptable for the future. Built with energy efficiency and flexibility in mind, the property offers well planned living space that can evolve with changing needs, making it a home designed for comfortable long term living.



Council Tax Band: D



The ground floor centres around an impressive open plan living space incorporating the lounge, dining area and fully fitted kitchen, creating a bright and sociable environment ideal for everyday living and entertaining. The kitchen features a contemporary range of units with integrated appliances and generous worktop space, including a breakfast bar which naturally separates the cooking and dining areas. The living area benefits from French doors opening onto the rear garden, allowing natural light to fill the room while providing easy access to outdoor space.

Also on the ground floor is a versatile third bedroom which could equally serve as a study, hobby room or guest bedroom. A modern shower room with WC is conveniently positioned nearby, offering flexibility for ground floor living if required. The entrance hall also provides useful storage and access to the staircase leading to the first floor.

To the first floor the property offers two well proportioned double bedrooms along with a separate office or hobby room. The principal bedroom benefits from its own en-suite bathroom with WC, while a further separate WC serves the remaining bedrooms and guests.

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

Overall the Shelby provides a well balanced detached home combining modern open plan living, practical bedroom accommodation and thoughtful design features within this attractive development.

The accommodation extends to approximately 98.0 sq m (1057 sq ft). The open plan lounge, dining and kitchen area measures approximately 18'5" x 17'3", bedroom three on the ground floor measures approximately 10'9" x 8'5", and the ground floor shower room measures approximately 4'8" x 7'5". To the first floor the principal bedroom measures approximately 12'0" x 10'6", bedroom two measures approximately 10'7" x 13'6", and the office or hobby room measures approximately 7'5" x 10'9". The en-suite bathroom measures approximately 6'2" x 9'5" and the separate WC measures



# SHELBY

## 3 Bedroom Detached House

Option for Ground floor bedroom as SELECT extra



### Ground Floor

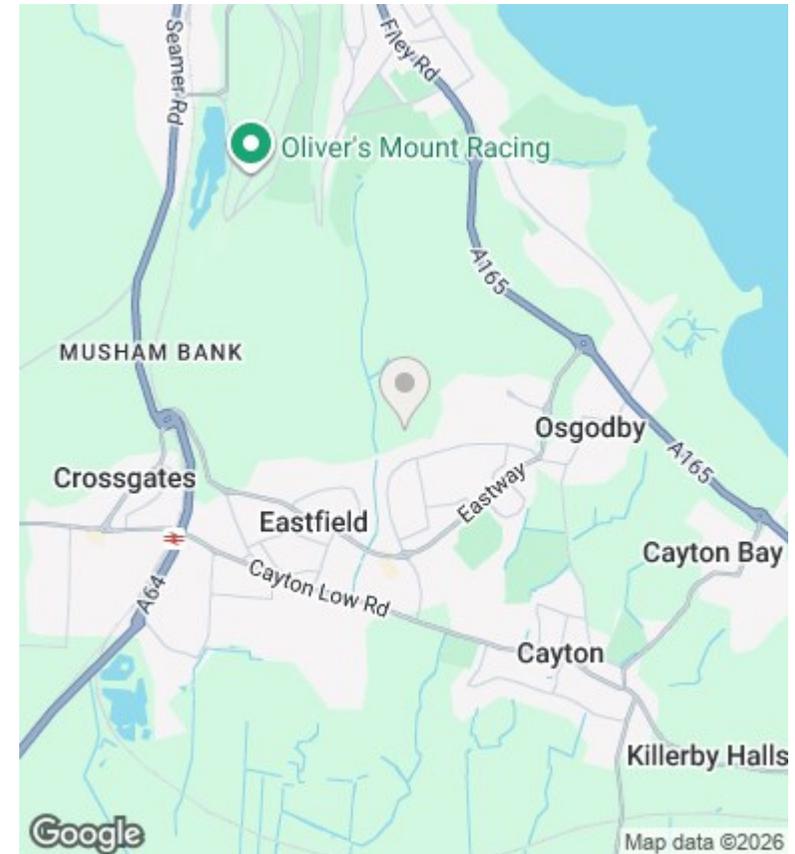
Lounge/Dining/Kitchen	5650mm x 5265mm	18' 5" x 17' 3"
Bedroom 3	3320mm x 2600mm*	10' 9" x 8' 5"*
Shower Room	1450mm x 2300mm	4' 8" x 7' 5"

### First Floor

Bedroom 1	3650mm x 3230mm	12' 0" x 10' 6"
Bedroom 2	3275mm x 4140mm*	10' 7" x 13' 6"*
Office/Hobby Room	2275mm x 3320mm	7' 5" x 10' 9"
En-suite Bathroom	1900mm x 2885mm	6' 2" x 9' 5"
WC	1900mm x 1450mm	6' 2" x 4' 8"

\* 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 each purpose must be verified against actual site measurements. Please note the handing 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
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	84	
(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	