ANDREW COWEN

18 Campion Grove, Eastfield, Scarborough, YO11 3XG

Guide Price £315,000

- EXTENDED FOUR BEDROOM DETACHED HOUSE
- NEWLY INSTALLED ORANGERY
- UPVC DOUBLE GLAZING
- CORNER OPEN ASPECT PLOT
- GARAGE AND DRIVEWAY
- MASTER EN-SUITE
- DOWNSTAIRS UNDERFLOOR HEATING
- GAS CENTRAL HEATING
- PERFECT FAMILY HOME

1 Harcourt Place, Scarborough, North Yorkshire, YO11 2EP
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ANDREW COWEN ESTATE AGENTS are pleased to welcome to the market this EXTENDED FOUR BED DETACHED HOUSE with GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. IN ADDITION, this property boasts DOWNSTAIRS UNDERFLOOR HEATING and a NEWLY INSTALLED ORANGERY leading out to the enclosed rear garden. Located perfect for family living, this home combines ample living space with modern comforts, providing everything you need for a comfortable lifestyle.

4 2 1 B

Council Tax Band: D

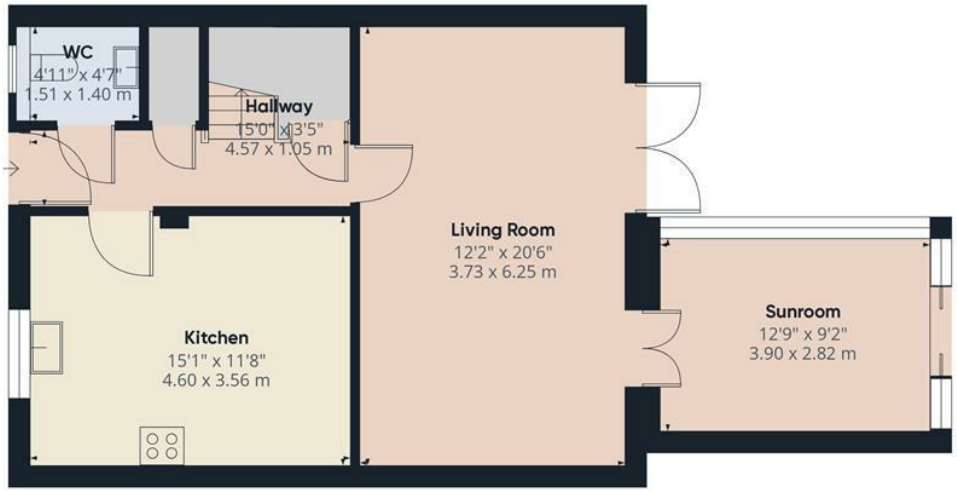
This accommodation briefly comprises; entrance hallway leading into a good size MODERN kitchen/dining area with a range of base and wall units and an array of integrated appliances to include double electric oven, hob, extractor fan, fridge/freezer, washing machine and dishwasher. There is a large living space with two sets of double patio doors, which provides plenty of natural light and access into the rear garden, as well as a separate downstairs W/C with wash hand basin. Additionally, there are two storage cupboards, ideal for storing a host of household items.

To the first floor, there are four good-sized double bedrooms, all with built in wardrobes and one complete with a master en-suite shower room, and a three-piece family bathroom suite.

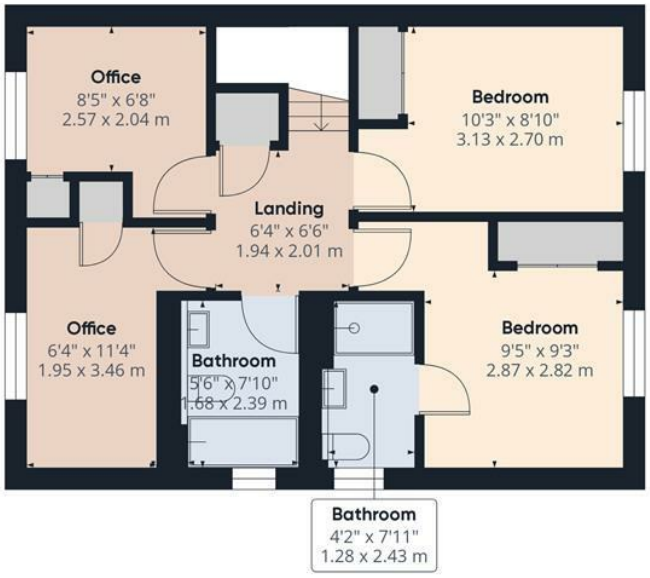
Externally, the property has a brick-built garage with driveway providing plenty of off-street parking and an enclosed garden to the rear.

Well located within the popular Middle Deepdale development, the property is well placed for a wealth of amenities including, local shops, supermarket, Doctors surgery, a range of schools, eateries and is located nearby to a regular bus route and the A64 to Scarborough.

This property would appeal to a number of buyers, particularly for those with a growing family searching for their forever home. Viewing is essential to appreciate the space, feel and location that this property has to offer. Call our friendly Sales Team on 01723 377707 to arrange your viewing today!



Floor 0



Floor 1

ANDREW COWEN
SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

1189.83 ft²

110.54 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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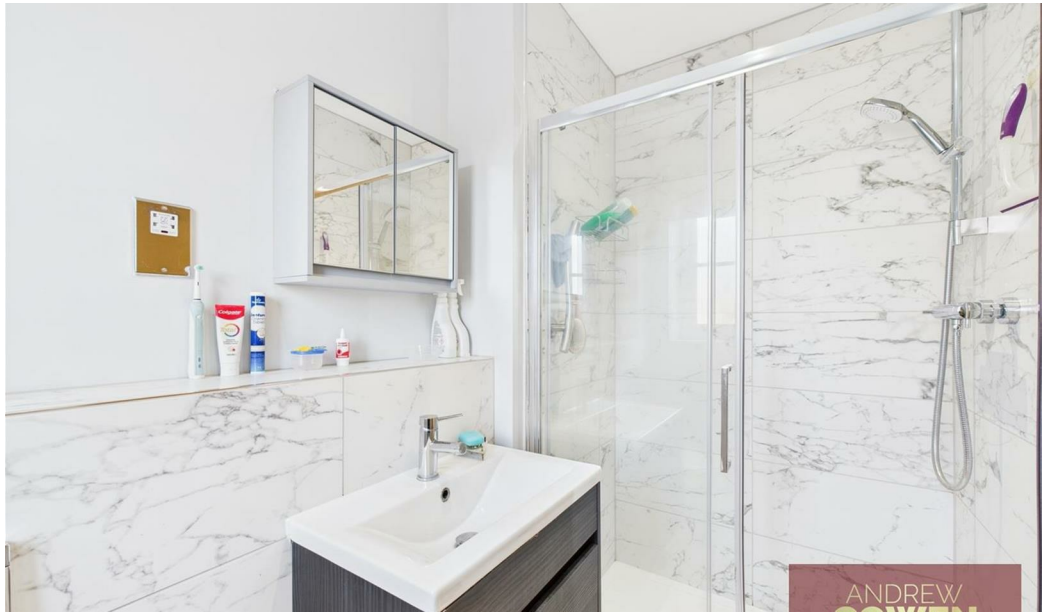

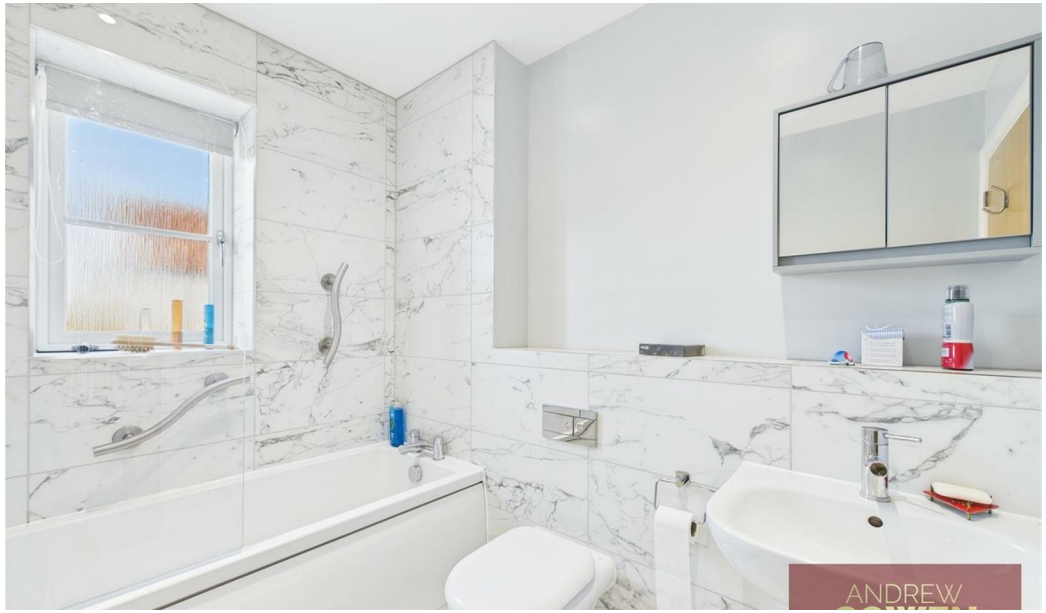

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	
(69-80) C		100
(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

Viewings

Call the office to make an appointment today!

01723 377707

SCAN ME

View our website here!

Looking to Sell?

Book a no obligation valuation today!

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