



18 Bilberry Avenue, Eastfield, Scarborough, YO11 3XF
Offers In The Region Of £300,000

- *Four-bedroom detached family home*
- *Underfloor heating to the ground floor*
- *Driveway and integrated garage*
- *Exclusive cul-de-sac setting (just four properties)*
- *Principal bedroom with en suite*
- *Convenient for local amenities, schools, and transport links*
- *Spacious and well-designed accommodation*
- *Private enclosed rear garden*
- *Offered with no onward chain*

18 Bilberry Avenue, Scarborough YO11 3XF

A beautifully presented four-bedroom detached home, set within an exclusive cul-de-sac of just four properties on the sought-after Bilberry Avenue. Offering spacious and well-designed accommodation, the property features underfloor heating to the ground floor and is available with no onward chain.

The home includes a generous living room, a well-equipped kitchen with utility, and four versatile bedrooms, including a principal with en suite. Outside, there is a private rear garden, driveway, and integrated garage.

Ideally located for local amenities, schools, and transport links, this is an excellent family home combining comfort, space, and convenience.



Council Tax Band: D



Situated on the highly sought-after Bilberry Avenue in Eastfield, this well-presented detached home offers spacious and versatile accommodation, ideally suited to modern family living. The property further benefits from underfloor heating to the ground floor and is offered with no onward chain.

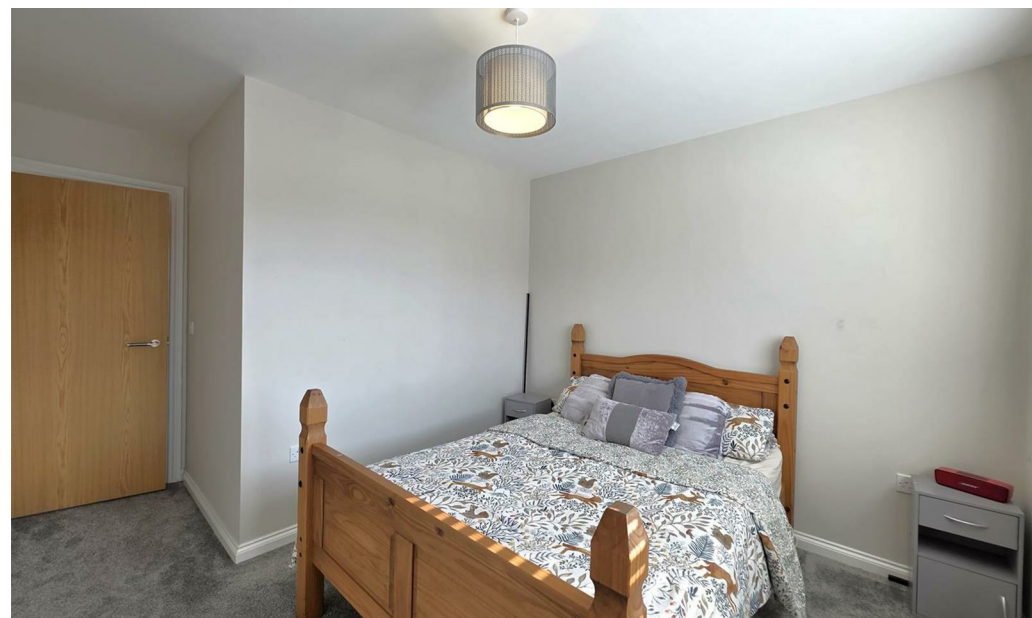
The ground floor opens into a welcoming central hallway, providing access to the main living areas. To the front, a comfortable and inviting living room creates the perfect space for both relaxing and entertaining. To the rear, a generous kitchen offers ample worktop and storage space, with direct access to the side of the property. This is complemented by a separate utility room, ideal for laundry and additional storage, along with a conveniently located ground floor WC. The integrated garage is also accessible internally, offering secure parking or further storage flexibility.

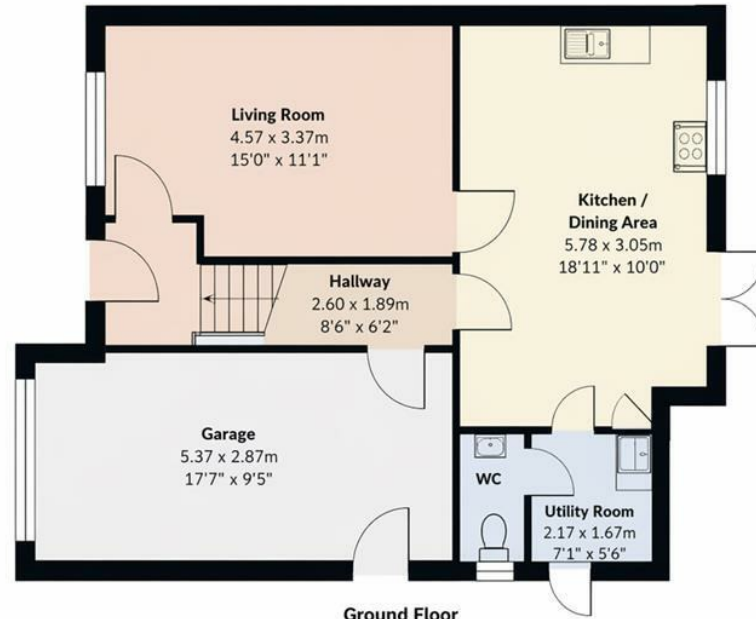
Upstairs, the property features four well-proportioned bedrooms. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a modern family bathroom. The layout provides excellent flexibility for growing families, guests, or those working from home. A partially boarded loft with ladder access offers additional practical storage.

Externally, the property enjoys a private driveway and integrated garage, providing off-road parking. To the rear, an enclosed garden offers a functional outdoor space, ideal for families, entertaining, or general leisure.

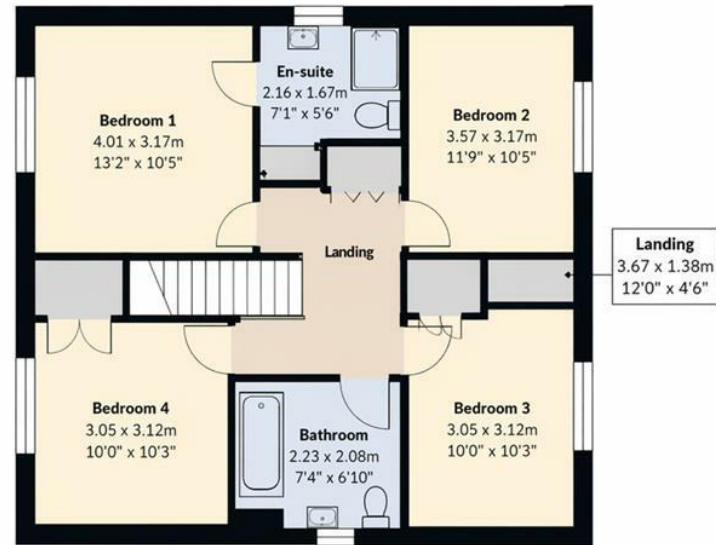
Occupying a quiet cul-de-sac position on Bilberry Avenue, this home is one of just four properties in this exclusive section. The location is well placed for access to local amenities, schools, and transport links, with easy connectivity to Scarborough and surrounding areas.

Overall, this is a well-balanced and attractive family home, combining space, practicality, and a convenient location.






Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Viewings

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