



Plot 81 Heather Pastures, Eastfield, Scarborough, YO11 3YH

Guide Price £310,000

- *Open plan Kitchen, Living and Dining Room*
- *Private driveway for 2 cars*
- *One double bedroom*
- *French doors leading onto the garden from the living room*
- *10 year NHBC warranty*
- *One single bedroom*
- *Ensuite WC and Bathroom*
- *Fully fitted kitchen with integrated appliances*
- *Only 1 person has to be over 55's*

Plot 81 Heather Pastures, Scarborough YO11 3YH

The Aston presents a superb opportunity to acquire a stylish and energy-efficient home designed for modern living. This elegant three-bedroom chalet bungalow offers well-balanced and versatile accommodation across two floors. At its heart is a striking open-plan kitchen, living and dining space, complete with integrated appliances and French doors opening onto the rear garden, creating a bright and sociable focal point.



Council Tax Band: C



The Aston is an elegantly designed three-bedroom chalet bungalow, combining contemporary styling with thoughtfully planned, energy-efficient living. Created with modern lifestyles in mind, this impressive home offers a superb balance of versatility, comfort and high-quality specification throughout.

At the heart of the property is a beautifully appointed open-plan kitchen, living and dining area—an ideal space for both everyday living and entertaining. The stylish Symphony fitted kitchen features soft-close cupboards and drawers, complemented by quality worktops with upstands and a range of integrated appliances, including a fan-assisted oven, ceramic hob with stainless steel splashback and cooker hood, as well as an integrated fridge and freezer. French doors from the living area open onto the rear garden, allowing natural light to flood the space while creating a seamless connection between indoor and outdoor living.

The accommodation is thoughtfully arranged over two floors to provide both flexibility and privacy. The ground floor hosts a well-proportioned double bedroom to the front, complete with a contemporary ensuite shower room. To the first floor, the principal bedroom benefits from its own ensuite bathroom and WC, alongside a further single bedroom, ideal for guests, hobbies or home working.

The home is finished to a high standard, with white gloss internal doors, chrome ironmongery, and a mix of chrome and white sockets and switches throughout. Bathrooms and en-suites are fitted with quality Ideal Standard sanitaryware, complemented by Porcelanosa wall tiling and chrome fittings, while chrome downlighters add a modern touch.

Further benefits include a combi boiler and cylinder central heating system, UPVC double-glazed windows and French doors, a durable GRP composite front door, and mains-operated smoke detectors for added peace of mind. Externally, the property enjoys a turfed rear garden, enclosed by timber fencing, along with PIR-activated external lighting to both the front and rear.

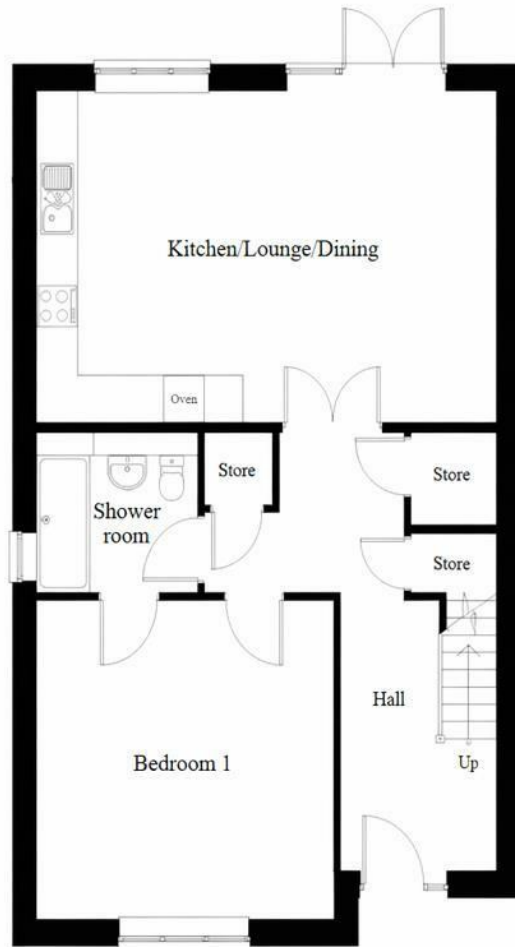
Every Later Living by Lovell home is built with a focus on Style, Quality and Value, ensuring a high specification and a home that is both practical and aspirational. The property also benefits from a 10-year NHBC warranty and a 2-year emergency cover package.

The accommodation is arranged over two floors, offering flexibility and privacy. The ground floor features a well-proportioned double bedroom to the front of the property, complete with a stylish ensuite shower room. To the first floor, the principal bedroom benefits from its own ensuite WC and bathroom, alongside a further single bedroom, ideal for guests, hobbies or home working.

Every Later Living by Lovell home is built with a focus on Style, Quality and Value, ensuring a high standard of finish throughout and a home designed to be both practical and aspirational.



GROUND FLOOR



Kitchen/Lounge/Dining

4350mm x 7000mm

14' 3" x 23' 0"

Bedroom 1

3565mm x 4535mm

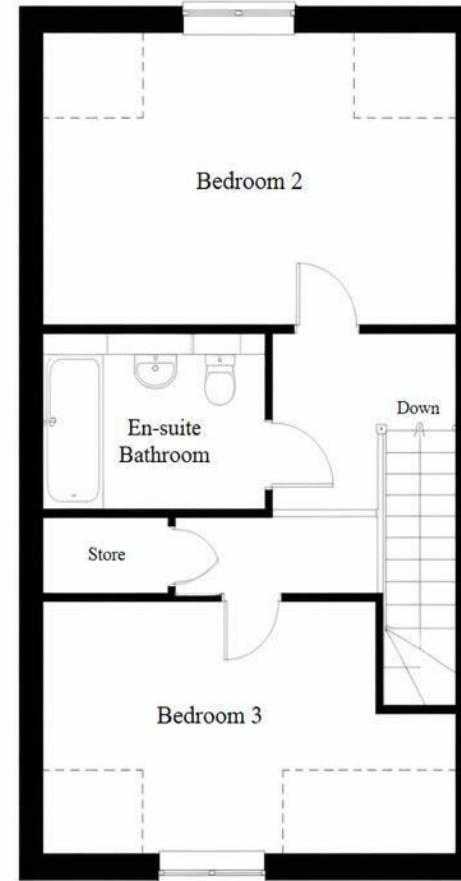
11' 7" x 14' 8"

En-suite Shower

2100mm x 2450mm

6' 11" x 8' 0"

FIRST FLOOR



Bedroom 2

4350mm x 3065mm

14' 3" x 10' 1"

En-suite Bathroom

2300mm x 2100mm

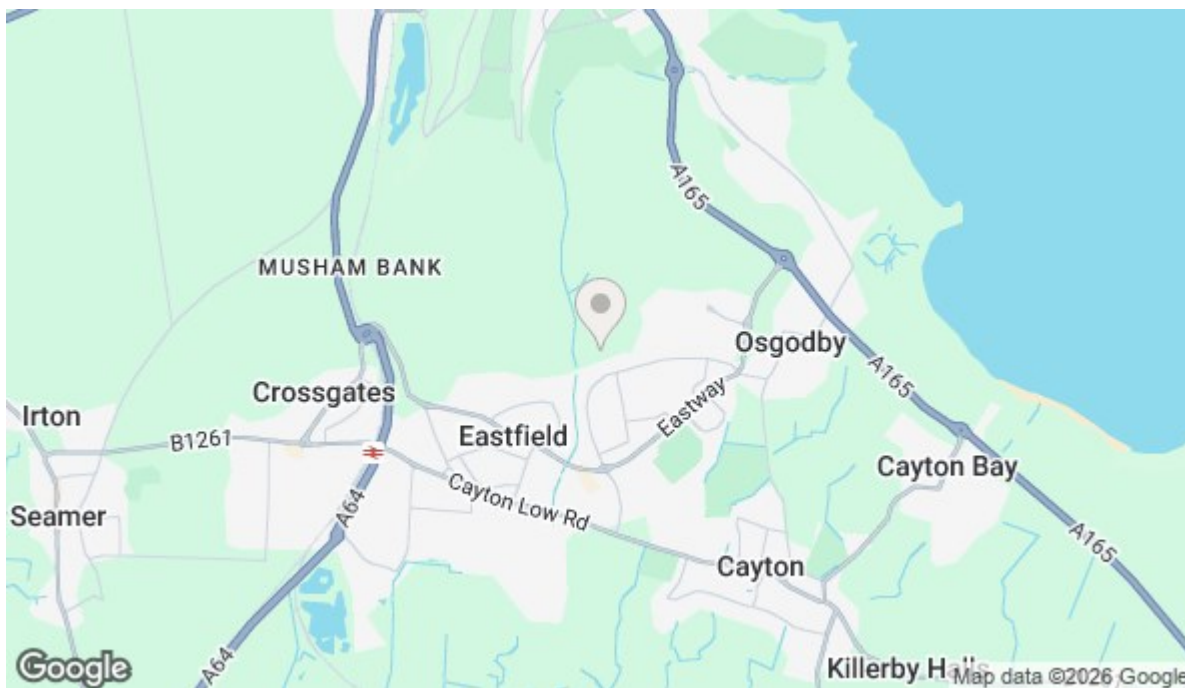
7' 7" x 6' 11"

Bedroom 3


4350mm x 2535mm

14' 3" x 8' 4"





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	85	
(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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