



## Plot 79 Heather Pastures, Eastfield, Scarborough, YO11 3YH

Guide Price £295,000

- 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
- 2 year emergency cover

## Plot 79 Heather Pastures, Scarborough YO11 3YH

A beautifully designed two-bedroom bungalow offering modern, energy-efficient living with a spacious open-plan kitchen, living and dining area. Featuring a fully fitted kitchen with integrated appliances, French doors opening onto the garden, and well-proportioned bedrooms, including a double with convenient bathroom access. Complete with a private driveway for two cars, a 10-year NHBC warranty, and two years' emergency cover, The Morgan combines comfort, style and practicality in a highly desirable new-build home.



Council Tax Band: B



The Morgan is an attractive and thoughtfully designed two-bedroom bungalow, offering stylish, low-maintenance living within a modern, energy-efficient new build development. Created with comfort and practicality in mind, this home is ideal for those seeking flexible living space that can easily adapt to changing needs over time.

At the heart of the property is a bright and spacious open-plan kitchen, living and dining area, designed to maximise both light and space. The contemporary kitchen comes fully fitted with integrated appliances, while the living area benefits from elegant French doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living.

The accommodation comprises two well-proportioned bedrooms, including a generous double bedroom overlooking the rear garden, with convenient access to the bathroom and WC. A comfortable single bedroom is positioned to the front of the property, offering versatility as a guest room, study, or hobby space.

Externally, the property further benefits from a private driveway providing off-street parking for two vehicles.

Built to a high specification, The Morgan also comes with the reassurance of a 10-year NHBC warranty and two years' emergency cover, offering peace of mind for years to come.

Developed by Later Living by Lovell, this home reflects a commitment to Style, Quality and Value, delivering a property that is not only practical and efficient but also a place you'll be proud to call home.

Only one person in the property must be over 55 years old.

Viewings are strictly by appointment.



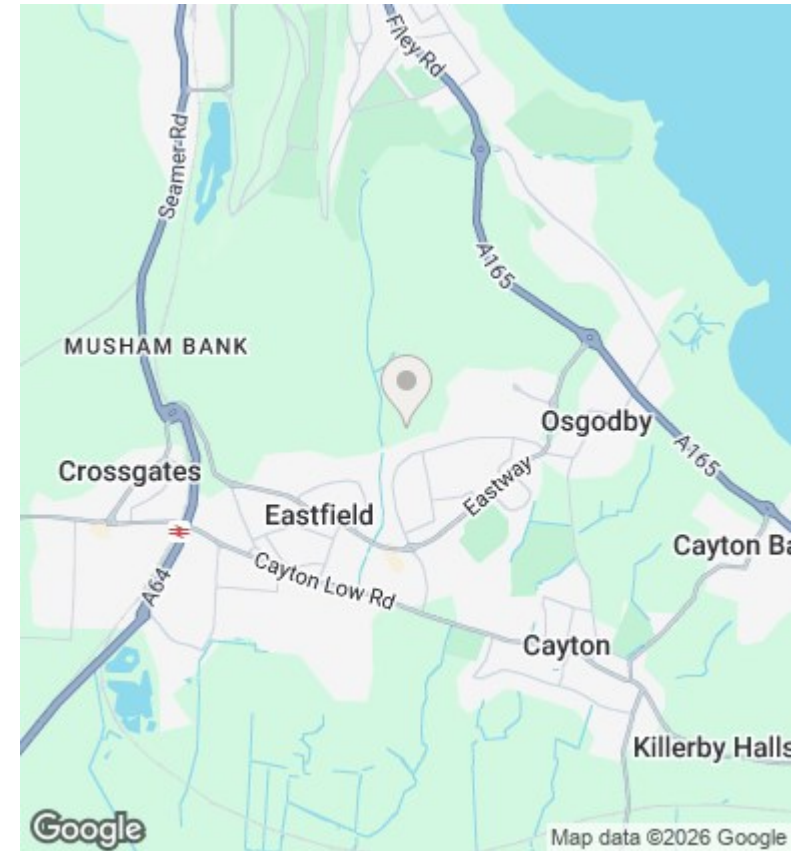
**MORGAN**  
2 Bedroom Bungalow



Lounge/Dining	3400mm x 5335mm	11' 2" x 17' 5"
Kitchen	2750mm x 3970mm	9' 0" x 13' 0"
Bedroom 1	3380mm x 3665mm	11' 1" x 12' 0"
Bedroom 2	2280mm x 3300mm	7' 5" x 10' 8"
En-suite Bathroom	2280 x 3050mm	7' 5" x 10' 0"

\* 66.5 sqm / 716 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 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**

B

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>83</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	