colin ellis

Stone Quarry Road,
Scarborough, YO13 0DF

Guide Price £595,000

A substantial FOUR BEDROOM detached family home occupying an exceptional mature plot in the sought-after village of Burniston. Half Acre offers versatile living accommodation with three reception rooms, an office, modern fitted kitchen, en-suite facilities, extensive gardens and ample driveway parking. An impressive family home in a superb village setting.

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SUMMARY

Occupying an exceptionally generous and private plot in the sought after village of Burniston, Half Acre is an individual four bedroom detached family home offering substantial and versatile accommodation, extensive gardens single garage and ample off-road parking.

Set well back from the road behind a sweeping block-paved driveway, the property enjoys an attractive position surrounded by mature hedging and established trees. The particularly generous rear garden is a standout feature, providing a wonderful degree of privacy and plenty of space for family life, entertaining and gardening.

Internally, the accommodation includes multiple reception spaces, a modern fitted kitchen, utility room, ground floor WC, four first floor bedrooms, family bathroom and en-suite facilities.

PROPERTY DESCRIPTION

Approached through brick entrance pillars, Half Acre immediately makes an impression with its broad block-paved driveway, established front lawn and mature boundary planting. The driveway sweeps towards the house and provides generous parking for several vehicles, while the property's position within its grounds creates a notably spacious and private feel.

The ground floor accommodation offers excellent flexibility. The dual aspect living room is a particularly generous reception room, complemented by a character fireplace, while a further lounge enjoys views and direct access onto the rear garden. A separate dining room provides a dedicated entertaining space, and an additional office is well suited to those working from home. At the heart of the house is a smart, contemporary fitted kitchen, finished with shaker-style cabinetry and extensive work surfaces. This is supplemented by a utility room, while a ground-floor WC adds further practicality.

Upstairs, the first floor landing serves four bedrooms. The accommodation benefits from en-suite facilities, with the remaining bedrooms served by the family bathroom.

Outside is where Half Acre particularly distinguishes itself. The extensive gardens are complemented by a single detached garage and a sweeping block-paved driveway providing ample off-road parking. The generous rear lawn stretches away from the house and is enclosed by mature hedging and established trees, creating an attractive green backdrop and considerable privacy. A paved terrace adjoining the property provides an ideal setting for outdoor dining and entertaining.

The combination of the substantial plot, mature setting and adaptable accommodation gives Half Acre considerable appeal as a long-term family home.

LOCATION

Half Acre is situated in Burniston, a popular village just north of Scarborough, combining a village setting with convenient access to Scarborough and the surrounding North Yorkshire countryside.

LIVING ROOM
3.61 x 6.13 (11'10" x 20'1")

LOUNGE
3.62 x 3.29 (11'10" x 10'9")

OFFICE
3.61 x 2.28 (11'10" x 7'5")

KITCHEN
3.60 x 5.07 (11'9" x 16'7")

DINING ROOM
3.62 x 3.32 (11'10" x 10'10")

UTILITY ROOM
1.47 x 2.03 (4'9" x 6'7")

W C
1.98 x 0.76 (6'5" x 2'5")

BEDROOM
2.99 x 5.70 (9'9" x 18'8")

EN SUITE
1.75 x 2.01 (5'8" x 6'7")

BEDROOM
3.00 x 3.18 (9'10" x 10'5")

BEDROOM
3.62 x 2.41 (11'10" x 7'10")

Floor 1

E
N S
W

Floor 2

Approximate total area(1)

1528 ft²
142 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Stone Quarry Road - 18793524
Council Tax Band - F
Tenure - Freehold

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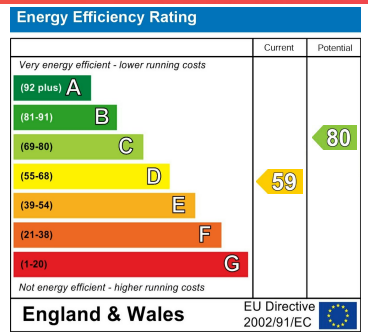

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