colin ellis

Newby Farm Crescent,
Scarborough, YO12 6UW

Guide Price £440,000

Located in the highly sought after Newby Farm development in Scarborough, this beautifully presented four bedroom detached family home offers generous living space, a double garage, landscaped gardens and modern features throughout, making it ideal for families looking for a spacious and well-maintained property in a desirable residential location.

The property occupies a generous plot with a large driveway providing ample off-street parking, leading to a detached double garage. The front garden is attractively landscaped with mature planting, while the rear garden is private, well maintained and mainly laid to lawn with patio seating areas.

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PROPERTY DESCRIPTION

The welcoming entrance hallway leads to a spacious bay fronted living room, offering plenty of natural light and a feature fireplace creating a warm and relaxing living space. A separate dining room provides an excellent area for family meals and entertaining, with access through to the sunroom/conservatory, which enjoys views across the rear garden and provides a bright additional living area. The modern fitted kitchen offers a range of wall and base units with generous worktop space, along with room for appliances. A utility room provides additional storage and practical space for laundry. Completing the ground floor is a downstairs WC and a useful office/study, ideal for those working from home.

To the first floor there are four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom with bath and shower.

The rear garden is a real feature of the property, offering a private, well maintained lawn with mature borders and patio seating areas. The detached double garage provides excellent storage or potential workshop space, with a driveway offering ample parking.

The property is situated within the popular Newby Farm area of Scarborough, a highly desirable residential location close to local schools, shops and transport links. Scarborough town centre and the North Bay are also within easy reach.

LIVING ROOM
4.09 x 4.26 (13'5" x 13'11")

DINING ROOM
2.67 x 2.62 (8'9" x 8'7")

SUN ROOM
3.69 x 2.88 (12'1" x 9'5")

KITCHEN
2.68 x 5.59 (8'9" x 18'4")

UTILITY ROOM
1.67 x 2.07 (5'5" x 6'9")

OFFICE/SNUG
1.91 x 2.05 (6'3" x 6'8")

WC
0.83 x 2.04 (2'8" x 6'8")

BEDROOM
2.71 x 3.39 (8'10" x 11'1")

EN SUITE
1.40 x 1.81 (4'7" x 5'11")

BEDROOM
2.96 x 3.35 (9'8" x 10'11")

BEDROOM
3.78 x 2.96 (12'4" x 9'8")

BEDROOM
3.01 x 2.62 (9'10" x 8'7")

BATHROOM
1.67 x 2.13 (5'5" x 6'11")

Approximate total area(1)

1313 ft²

122 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

Newby Farm Crescent - 18785095
Council Tax Band - F
Tenure - Freehold

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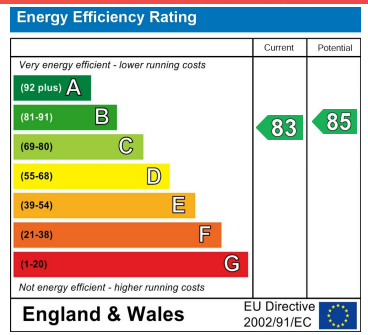

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