



colin ellis

Curlew Drive, Scarborough, YO12 4TP

In immaculate order throughout this FOUR BEDROOM DETACHED home offers spacious living accommodation and is surrounded by BEAUTIFULLY MAINTAINED GARDENS and has a large driveway for multiple cars and a DOUBLE GARAGE. This fantastic home benefits from a MODERN KITCHEN, MODERN BATHROOMS, FOUR DOUBLE BEDROOMS with the large master bedroom benefiting from an EN-SUITE bathroom. Viewing is highly recommended to appreciate the indoor and outdoor living space this stunning home has to offer.

Guide Price £375,000



ENTRANCE

DINING ROOM

4.18 x 2.43 (13'8" x 7'11")

LIVING ROOM

3.50 x 5.20 (11'5" x 17'0")

KITCHEN

4.58 x 4.41 (15'0" x 14'5")

UTILITY AREA

SUN ROOM

4.39 x 3.98 (14'4" x 13'0")

WC

1.61 x 0.76 (5'3" x 2'5")

FIRST FLOOR LANDING

BEDROOM

3.94 x 4.73 (12'11" x 15'6")

EN-SUITE

2.00 x 1.75 (6'6" x 5'8")

BEDROOM

2.47 x 4.98 (8'1" x 16'4")

BEDROOM

3.04 x 3.35 (9'11" x 10'11")

BEDROOM

2.89 x 2.98 (9'5" x 9'9")

BATHROOM

1.92 x 2.00 (6'3" x 6'6")

OUTSIDE

DOUBLE GARAGE

5.52 x 5.08 (18'1" x 16'7")







Floor 1



Floor 2



Approximate total area⁽¹⁾

1814 ft²
168.5 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

Curlew Drive - 18141551

Council Tax Band - E

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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