



colin ellis

Box Hill, Scarborough, YO12 5NG

****Beautifully Presented Detached Home with Exceptional Gardens and Flexible Family Accommodation****

Occupying a generous plot within a desirable residential setting, this attractive three bedroom detached home offers spacious and versatile accommodation, complemented by beautifully maintained mature gardens to both the front and rear. Thoughtfully extended and well cared for, the property is perfectly suited to modern family life whilst also lending itself to multi-generational living.

Guide Price £375,000



PROPERTY DESCRIPTION

The property is approached via a private driveway providing off-road parking and access to the integral garage. An attractive front garden with established planting creates an immediate sense of kerb appeal.

A welcoming entrance hall leads through to the principal accommodation. To the front of the property is a living room, enjoying an abundance of natural light from the large picture window and centred around a feature fireplace, creating a warm and inviting space. To the rear, a superb second reception room provides an impressive setting for family gatherings and entertaining, with large sliding doors framing delightful views across the rear garden. A separate dining and the fitted kitchen which is well appointed with a range of units and generous worktop space. Beyond the kitchen, a charming sunroom with direct access to the garden. Further enhancing the versatility of the home is a home office/snug. Combined with the generous ground floor facilities, the adaptable layout makes this an excellent choice for purchasers seeking a home suitable for multi-generational living, offering both independence and shared family spaces. A particular highlight of the property is the family bathroom, beautifully appointed with a contemporary suite. Enhanced by fitted storage and architectural detailing, this room combines practicality with a touch of individuality.

To the first floor are three well proportioned double bedrooms, all arranged around a central landing. The principal bedroom benefits from its own en-suite shower room, whilst a second bedroom also enjoys en-suite facilities.

Outside, the rear garden is undoubtedly one of the home's most outstanding features. Beautifully landscaped and enjoying a high degree of privacy, it comprises expansive lawned areas interspersed with mature trees, established shrubs and colourful planting. The garage provides valuable storage and further practicality.

Offering a rare combination of flexible accommodation, exceptional outdoor space and distinctive features throughout, this delightful detached residence presents a wonderful opportunity to acquire a long-term family home capable of adapting to changing lifestyles and requirements.

RECEPTION 1

4.17 x 5.26 (13'8" x 17'3")

RECEPTION 2

5.11 x 4.56 (16'9" x 14'11")

OFFICE / SNUG

2.57 x 2.96 (8'5" x 9'8")

DINING ROOM

3.06 x 2.76 (10'0" x 9'0")

KITCHEN

3.69 x 2.72 (12'1" x 8'11")

SUN ROOM

1.89 x 2.53 (6'2" x 8'3")

BATHROOM (DOWNSTAIRS)

1.62 x 3.97 (5'3" x 13'0")

BEDROOM

4.24 x 4.23 (13'10" x 13'10")

EN SUITE

1.47 x 2.01 (4'9" x 6'7")

BEDROOM

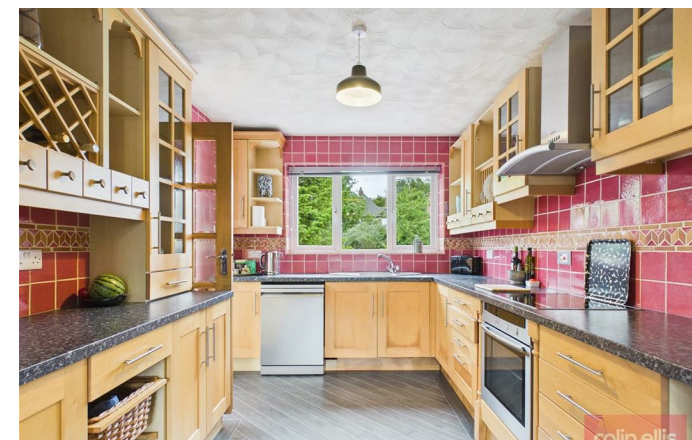
3.10 x 3.79 (10'2" x 12'5")

EN SUITE

1.94 x 1.50 (6'4" x 4'11")

BEDROOM

4.23 x 2.97 (13'10" x 9'8")







Floor 1



Floor 2

Approximate total area⁽ⁿ⁾1704 ft²158.3 m²

Reduced headroom

12 ft²1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360

Box Hill - 18802331
Council Tax Band - E
Tenure - Freehold

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	66	76
England & Wales EU Directive 2002/91/EC		



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