

**colin ellis**



## **Jackson Close, Cayton, Scarborough, YO11 3RW**

**Offers in Excess Of £270,000**

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Beautifully presented throughout this four bedroomed detached home is located at the end of a quiet cut-de-sac in the popular village of Cayton. The property is well laid out and features a large conservatory and private garden. Inside there is a long entrance hall with downstairs WC and understairs storage, through the double doors to the large lounge with feature gas fireplace and bay fronted window. The large kitchen diner has a fitted kitchen with built in appliances and views over the rear garden, a dining area with space for table and chairs and french doors onto the rear garden and french doors into the conservatory. The conservatory is large in size with views over the garden and has fitted blinds and lighting. Upstairs there are four bedrooms, the master suite with views over the rear garden and en suite bathroom, two further double bedrooms with views over the front and a fourth bedroom which would be suitable as a home office. The family bathroom has a white three piece suite with a shower over the bath and this completes the accommodation. Outside to the front is a lawned garden with mature planting and block paved driveway leading to a single garage with automated door. To the rear is a private fenced garden with lawn area, patio and mature planting that is well tended. This property would make a fantastic family home and is located in a great location at the end of a quiet cul-de-sac. Viewing is highly recommended.

#### **DIRECTIONS**

From Scarborough Railway Station proceed over Valley Bridge and onto Filey Road, take the second exit at the first roundabout and the third exit on the second roundabout onto Eastway. At the traffic lights take a left onto Priory Place and then right onto Osgodby Lane, then take the first right onto Hartford Road then take a right onto Jackson Close with the property located on the left hand side.

#### **ENTRANCE HALL**

UPVC front door leading to entrance hall with solid oak flooring, radiator, ceiling light, understairs cupboard, downstairs WC and stairs to first floor.

#### **LOUNGE**

17' 10" x 11' 2" (5.46m x 3.42m)

Large lounge with UPVC bay fronted window, solid oak flooring, feature gas fireplace with wooden mantel, ceiling lights, coving, door to conservatory, two radiators and double







doors to hallway.

#### **KITCHEN/DINER**

17' 8" x 12' 0" (5.41m x 3.67m)

Fitted kitchen with beech wood effect cabinets, black onyx effect work surfaces, sink with stainless steel mixer tap, built in oven, grill, gas hob, extractor, space for fridge freezer, door to utility, radiator and UPVC window overlooking garden area. Dining area with solid oak flooring, wall lights, ceiling light, french doors to conservatory, french doors to rear garden.

#### **UTILITY ROOM**

7' 8" x 7' 8" (2.34m x 2.36m)

Spacious utility room with beech effect cupboards and drawers, stainless steel sink with matching mixer tap, space for washer and dryer, radiator, ceiling light, door to garage, UPVC double glazed window overlooking the rear garden and UPVC door to garden.



#### **CONSERVATORY**

18' 8" x 9' 4" (5.69m x 2.85m)

Large conservatory with views over the rear private garden, tiled floor, fitted blinds, wall lights and UPVC double glazed door to garden.

#### **DOWNSTAIRS WC**

Low flush WC, hand basin, ceiling light, radiator, UPVC frosted window and door to hallway.

#### **LANDING**

Stairs leading to first floor with UPVC double glazed window, two ceiling lights and airing cupboard.



#### **MASTER BEDROOM**

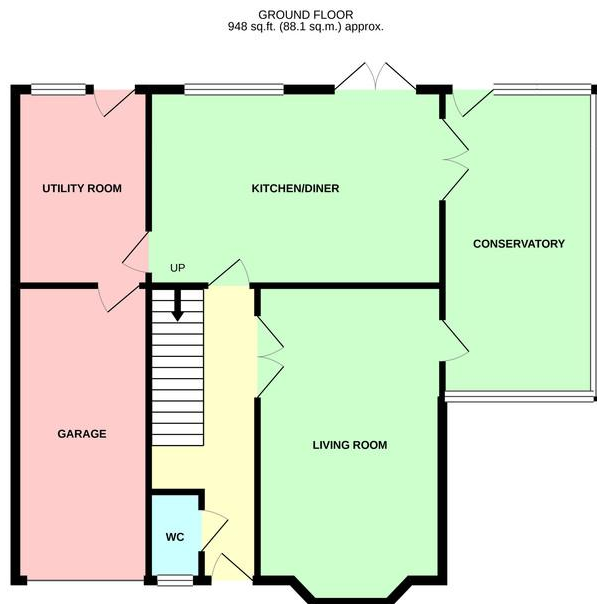
12' 6" x 10' 11" (3.82m x 3.35m)

Master bedroom with UPVC double glazed window overlooking the rear, radiator, built in wardrobes, ceiling light, door to master en suite and door to landing.

#### **EN SUITE**

6' 5" x 5' 1" (1.97m x 1.55m)

Three piece bathroom suite in white with shower over the bath, glass shower screen, ceiling downlight, extractor, part tiled walls, towel warmer/radiator and loft access.



TOTAL FLOOR AREA: 1468 sq.ft. (136.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### BEDROOM TWO

9' 11" x 9' 8" (3.03m x 2.97m)

Double bedroom with two UPVC double glazed windows, radiator, ceiling light, built in wardrobes and door to landing.

### BEDROOM THREE

9' 8" x 7' 6" (2.97m x 2.31m)

Bedroom three with UPVC double glazed window overlooking the front of the property, radiator, ceiling light and door to landing.

### BEDROOM FOUR

8' 1" x 6' 5" (2.48m x 1.97m)

Fourth bedroom suitable as bedroom or home office with UPVC double glazed window over looking the rear, radiator, ceiling light and door to landing.

### BATHROOM

8' 0" x 4' 11" (2.44m x 1.50m)

Family bathroom with white three piece suite, shower over the bath, glass shower screen, radiator, ceiling light, UPVC frosted window overlooking the side, tiled walls and door to landing.

### OUTSIDE

To the front is a block paved driveway for off street parking leading to a single garage with automated door, power and light. There is also a front lawn with mature planting, to the rear is a well tended garden with lawn area and mature planting around the borders which is enclosed by fencing.

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.

Council Tax Band: Band E



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