



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**£750,000**

88A THROXENBY LANE, NEWBY, SCARBOROUGH, YO12 5RE

- Architectural Design Eco Home
- Low Impact
- Stunning Gardens
- Four Bedrooms

SIMPLY STUNNING, RECENTLY CONSTRUCTED THIS LOW IMPACT, MODERN, ECO BUILD IS A SUPERB STATEMENT BUILD. A PROPER GRAND DESIGN, BUILT BY A COMPANY FEATURED ON THE HIT CHANNEL 4 TELEVISION SHOW, THIS PROPERTY TAKES ARCHITECTURAL DESIGN AND FLARE TO CREATE A MAGNIFICENT ECO-FRIENDLY HOME IN A LOVELY MATURING AREA.



TIPPLE UNDERWOOD ESTATE AGENTS  
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

CONTACT  
www.tippleunderwood.co.uk  
01723 350299  
mail@tippleunderwood.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



GROUND FLOOR  
1161 sq.ft. (107.9 sq.m.) approx.



1ST FLOOR  
1158 sq.ft. (107.6 sq.m.) approx.



TOTAL FLOOR AREA : 2319 sq.ft. (215.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metropix ©2023

## Property Description

The house has a lovely feeling of space, light and volume, with open plan living dining kitchen, galleried landing, further enclosed living space, pantry/prep kitchen, shower room, and plant room to the ground floor. On the first floor are four large bedrooms, master with ensuite and dressing room and modern house bathroom. The property is heated using an air sourced heat pump system with underfloor heating throughout, triple glazing installed. The contemporary feel continues outside with immaculate gardens, various seating areas accessed by the various bi-fold doors from the house, large garage and further private room. To top all of this off there is also a secret garden area, (not so secret now!).

## GROUND FLOOR

ENTRANCE HALL

LOUNGE  
20' x 14' (6.1m x 4.27m)

DINING ROOM  
20' x 12' (6.1m x 3.66m)

KITCHEN  
13' x 12' (3.96m x 3.66m)

PANTRY/PREP KITCHEN  
6' x 4' (1.83m x 1.22m)

SHOWER ROOM  
6' x 6' (1.83m x 1.83m)

UTILITY/PLANT ROOM  
12' x 7' (3.66m x 2.13m)

SITTING ROOM  
19' x 12' (5.79m x 3.66m)

## FIRST FLOOR

GALLERIED LANDING

MASTER BEDROOM  
19' x 14' (5.79m x 4.27m) Max

ENSUITE

DRESSING ROOM

BEDROOM  
15' x 12' (4.57m x 3.66m)

BEDROOM  
12' x 12' (3.66m x 3.66m)

BEDROOM  
18' 10" x 10' 6" (5.74m x 3.2m)

BATHROOM  
9' x 7' (2.74m x 2.13m)

## OUTSIDE

GARAGE

GARDENS

