



£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

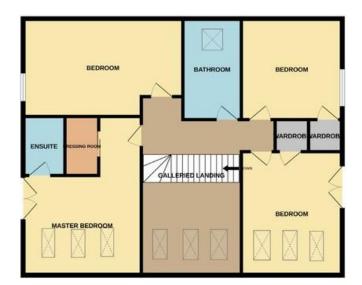
www.tippleunderwood.co.uk 01723 350299 mail@tippleunderwood.co.uk

Agents vote. Writist every care has been taken to prepare these sames particulars, they are for guidance purposes only. All measurements are approximate are 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.







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

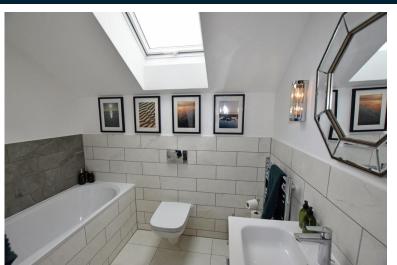
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for flustrative purposes only and should be used as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





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' (6.1 m x 4.27m)

DINING ROOM 20' x 12' (6.1 m 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