



£430,000

9 QUEEN ELIZABETH DRIVE, SCALBY, SCARBOROUGH, YO13 0SR

- Scalby Village Location
- Detached House
- Four Bedrooms
- Garage And Gardens

A PERFECT FAMILY HOME IN AN IDYLIC LOCATION WITH NO ONWARD CHAIN. SITUATED ON A GENEROUS PLOT IN THE SOUGHT-AFTER VILLAGE OF SCALBY IS THIS FOUR BEDROOM DETACHED EXECUTIVE FAMILY HOME. SUPERB LAYOUT THROUGHOUT, GENEROUS ROOM SIZES AND ADDITIONAL CONSERVATORY AT THE REAR, MATURE PRIVATE GARDENS AND DOUBLE GARAGE.



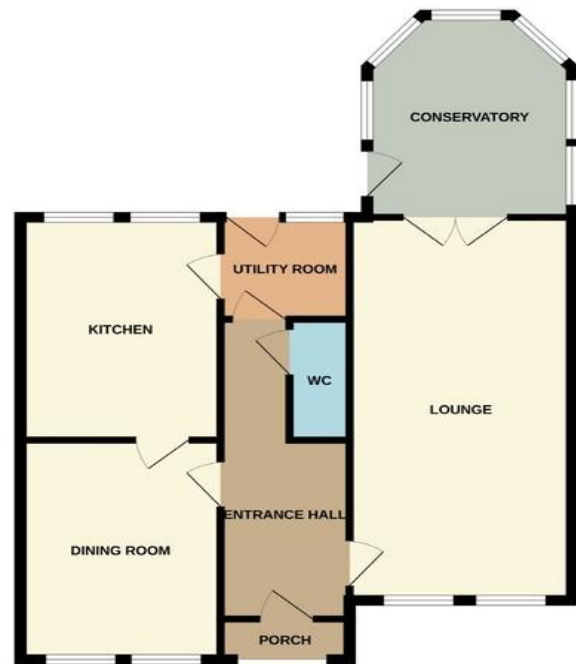
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



GROUND FLOOR  
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 1333 sq.ft. (123.8 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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### Property Description

The property when briefly described comprises entrance hall, dual aspect lounge with wood burning stove, rear facing conservatory, dining room, modern kitchen, utility room and downstairs cloakroom/WC. On the first floor are four well-appointed bedrooms, master with ensuite shower room and main bathroom. To the outside of the property are mature gardens to all sides, double garage with rear access door and two electric front doors.



### GROUND FLOOR

ENTRANCE PORCH

HALLWAY

CLOAKROOM/WC

LOUNGE  
21' 6" x 10' 7" (6.55m x 3.23m)

CONSERVATORY  
11' 4" x 9' 9" (3.45m x 2.97m)

DINING ROOM  
12' 4" x 9' 6" (3.76m x 2.9m)

KITCHEN  
12' 7" x 9' 6" (3.84m x 2.9m)

UTILITY ROOM  
6' 2" x 5' 8" (1.88m x 1.73m)

### FIRST FLOOR

LANDING

MASTER BEDROOM  
13' 3" x 12' 9" (4.04m x 3.89m) max

ENSUITE

BEDROOM  
12' 2" x 10' 9" (3.71m x 3.28m)

BEDROOM  
12' 2" x 9' 5" (3.71m x 2.87m)

BEDROOM  
10' x 9' 2" (3.05m x 2.79m)

BATHROOM

### OUTSIDE

GARDENS

DOUBLE GARAGE  
17' 6" x 17' 2" (5.33m x 5.23m)