



£340,000

28 NEWBY FARM CLOSE, NEWBY, SCARBOROUGH, YO12 6UH

- Detached House
- Newby Farm Location
- Four Bedrooms
- Garage And Gardens

A SUPERB DETACHED FAMILY HOME IN THE SOUGHT-AFTER NORTH SIDE NEWBY FARM LOCATION OF SCARBOROUGH. TUCKED AWAY ON A SECLUDED CUL DE SAC IS THIS FOUR BEDROOM DETACHED FAMILY HOME, WITH STUNNING OPEN PLAN KITCHEN DINER, MASTER BEDROOM WITH EN-SUITE, WOOD BURNING STOVE, GARAGE AND GARDEN. THIS PROPERTY NEEDS TO BE VIEWED TO APPRECIATE THE LOCATION AND STYLE.



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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.



TOTAL FLOOR AREA: 1150 sq.ft. (106.8 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, bay fronted open plan modern kitchen diner, large dual aspect lounge and cloakroom/WC to the ground floor. On the first floor are four well-appointed bedrooms, master with en-suite and main bathroom. Enclosed garden to the rear mainly laid to lawn with paved patio, garage and driveway.



GROUND FLOOR

ENTRANCE HALL

KITCHEN/DINER
25' x 15' (7.62m x 4.57m) max

LOUNGE
21' 3" x 10' 6" (6.48m x 3.2m)

CLOAKROOM

FIRST FLOOR

LANDING

MASTER BEDROOM
13' 2" x 10' 8" (4.01m x 3.25m)
ENSUITE

BEDROOM
12' x 10' 8" (3.66m x 3.25m) max

BEDROOM
11' 2" x 7' 6" (3.4m x 2.29m)

BEDROOM
11' 6" x 8' 10" (3.51m x 2.69m)

BATHROOM

OUTSIDE

GARDENS

GARAGE