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**34 Maximus Way, Eastfield**  
Offers in Region of **£250,000**





## 34 Maximus Way

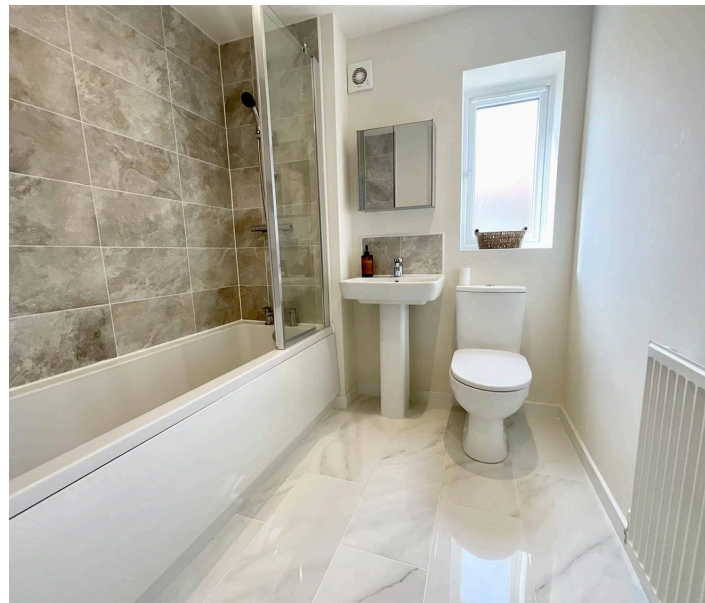
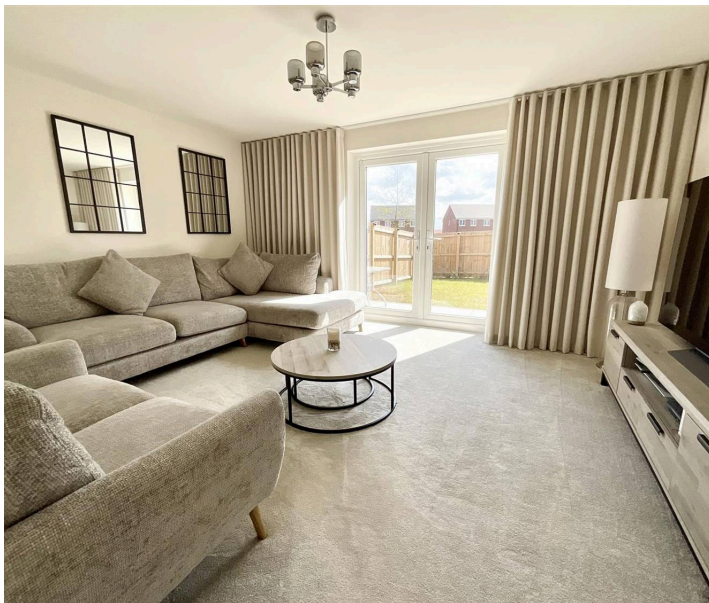
Eastfield, Scarborough

- Set on an enviable plot with sunny garden and Off Street Parking
- Three bedrooms with a master suite occupying the whole third floor with private ensuite
- Recently constructed so benefitting from NHBC warranty and has been much upgraded by the current vendors
- Immaculately presented Semi detached family home set over Three floors
- Generous Kitchen diner and Lounge overlooking the garden
- Downstairs WC and first floor family bathroom
- Viewing is a must to appreciate the property on offer

Nestled in the desirable area of Maximus Way, Eastfield, Scarborough, this immaculately presented semi-detached family home offers a perfect blend of modern living and comfort. Recently constructed, the property benefits from an NHBC warranty and has been thoughtfully upgraded by the current vendors, ensuring a high standard of finish throughout.

Spanning three floors, the home features a generous kitchen diner that is ideal for family gatherings and entertaining guests. The lounge, which overlooks the sunny garden, provides a welcoming space to relax and unwind. The property boasts three well-proportioned bedrooms, with the master suite occupying the entire third floor, complete with a private ensuite for added convenience and privacy.

In addition to the ensuite, the home includes a downstairs WC and a family bathroom on the first floor, catering to the needs of a growing family. Set on an enviable plot, the property benefits from a delightful garden that basks in sunlight, perfect for outdoor activities and enjoying the warmer months.







## GROUND FLOOR

### Entrance Hall

### WC

Dimensions: 1.47m x 1.02m (4'10 x 3'4).

### Dining Kitchen

Dimensions: 4.09m x 3.58m (13'5 x 11'9).

### Lounge

Dimensions: 4.55m x 3.58m (14'11 x 11'9).

## FIRST FLOOR

### First Floor Landing

### Bedroom Two

Dimensions: 4.55m x 2.69m (14'11 x 8'10).

### Bedroom Three

Dimensions: 2.90m x 2.51m (9'6 x 8'3).

### Bathroom

Dimensions: 2.51m x 2.03m (8'3 x 6'8).

### Lobby/ Study

Dimensions: 1.93m x 1.78m (6'4 x 5'10).

## THIRD FLOOR

### Bedroom One

Dimensions: 5.74m x 4.55m (18'10 x 14'11).

### Ensuite

Dimensions: 2.41m x 1.65m (7'11 x 5'5).

### Outside

Front garden laid to lawn. The property benefits from Private parking to the side of the property. To the rear of the property is a generous sunny garden laid mainly to lawn with fenced boundaries and pleasant open views.

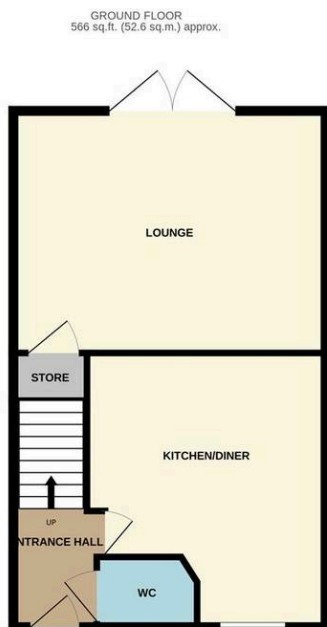
### Council tax and EPC

Council tax - D EPC - 84 B

### Details prepared by/ Date

GV 14/05/25





TOTAL FLOOR AREA : 1644 sq.ft. (152.7 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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