

**THE OLD NURSERIES
SOUTH STREET
SCALBY YO13 0QR
£540,000**



The Old Nurseries, South Street – Property Number 109826



Nestling in the heart of Scalby village being one of only three detached homes on this small exclusive development, we are pleased to be able to bring to the market this absolutely superb four bedroomed detached house with eye-catching interior quality throughout describes this lovely modern home. Comprising of a spacious entrance hall, 20ft through lounge having feature chimney breast and arched rear facing French doors, an impressive 18ft dining room with folding doors to rear garden opens to a super fitted kitchen which has an extensive range of fitted units, granite worksurfaces and table with integrated appliances. A feature return staircase and rear facing window lead to the first floor which has four bedrooms the main one being particularly spacious having contemporary fitted bedroom furniture and tasteful en-suite shower room with Travertine walls and floor. There is also an impressive family bathroom which includes a spa/Jacuzzi bath, Travertine walls and floor plus marble shelving. Outside is a double stone built garage having two single up and over automatic door (One currently set out as a gym) accessed via electric gate, there is additional hard standing. To the front is a low wall with lawn and side path leading through to enclosed rear lawn, patio and decked area. The property also benefits from under floor heating, gas central heating and double glazing. Absolutely outstanding, must be viewed. Early possession available.



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**PROPERTY MANAGEMENT
VALUATIONS FOR TAX PURPOSES**



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LOCATION

From Scarborough Railway Station, proceed up Westborough onto Falsgrave, turn right onto Scalby Road. When entering Scalby turn left onto High Street, left onto South Street with The Old Nurseries on the left hand side.

ENTRANCE

uPVC double glazed front door with matching side panels, leading to spacious hallway.



SPACIOUS HALLWAY

Inset ceiling spotlights, natural stone floor, under floor heating thermostat, spacious understairs cupboard.

CLOAKROOM

Low flush w.c and wall mounted hand basin with mixer tap in white, splashback, ceiling light, extractor, uPVC double glazed window with frosted glass to the rear, natural stone floor, oak door to hallway.



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SITTING ROOM

20'4" x 20'2" [6.2m x 6.15m]

Ceiling lights, feature chimney breast with t.v point, alcoves, natural stone floor, chrome light switches and plug sockets, uPVC double glazed windows overlooking the front and rear, separate arched uPVC double glazed French doors to the rear, oak double doors with glazed centre panels leading to hallway.

DINING KITCHEN

20'6" x 11'3" [6.25m x 3.43m]

Stainless steel one and a half bowl sink unit with feature mixer tap, granite open worksurfaces and table with quality range of fitted base, wall and drawer units including feature shutter fronts to some, wine cooler, space for American style fridge freezer, integrated double oven, six burner gas hob with stainless steel canopy Neff extractor over, integrated Neff microwave, superb tiled splashbacks, illuminated floor plinth, natural stone floor, inset LED ceiling spotlight, uPVC double glazed window overlooking the front, oak door with glazed centre panel to hallway, chrome plug sockets and light switches, opening to dining room.



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DINING ROOM

18'10" x 11'3" [5.74m x 3.43m]

Feature ceiling and four Velux double glazed windows with remote control integrated blinds, natural stone floor, inset LED ceiling spotlights, folding double glazed doors having integrated blinds onto the rear garden.

RETURN STAIRCASE

In oak

LEADING TO FIRST FLOOR LANDING

Feature double glazed south facing window and roof light, double radiator with thermostatic valve, chrome light switches and plug sockets, inset halogen lighting, loft access.



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BEDROOM 1

20'10" x 10'9" [6.35m x 3.28m]

Extensive fitted wardrobes some with mirrored fronts, overhead cabinets and drawers in gloss white with feature steel handles, two double radiators with thermostatic valves, uPVC double glazed windows overlooking the front and rear, oak doors to hallway and en-suite, chrome plug sockets and light switches.

EN-SUITE SHOWER ROOM

Comprising of large corner shower cubicle with low flush w.c, hand basin with vanity unit below, mixer tap, co-ordinating natural stone tiled walls and floor plus heated towel warmer/radiator, extractor, inset LED ceiling lighting, uPVC double glazed window with frosted glass to the front.



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BEDROOM 2

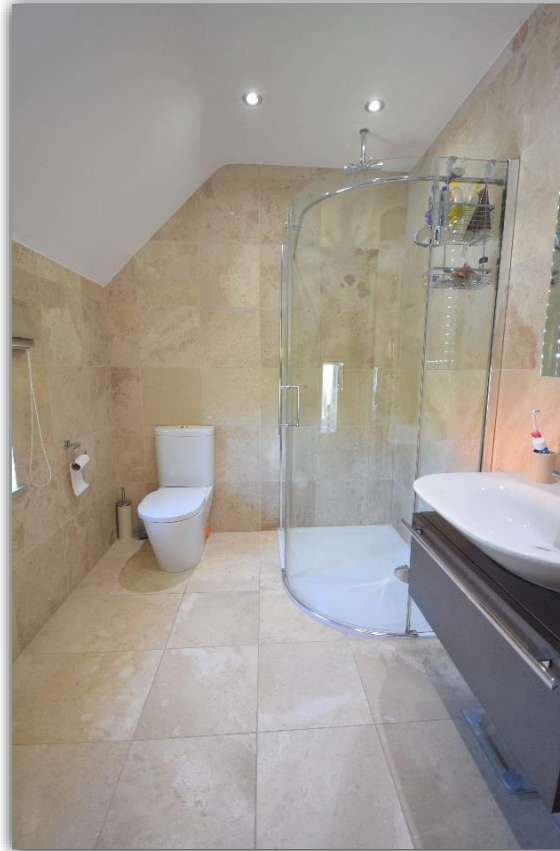
11'5" x 10'3" [3.48m x 3.12m]

Ceiling light, fitted gloss cream fronted wardrobes with feature steel handles, double radiator with thermostatic valve, uPVC double glazed window overlooking the front, oak door to landing.

BEDROOM 3

11'2" x 9'11" [3.4m x 3.02m]

Ceiling light, range of fitted wardrobes and adjacent drawers, double radiator with thermostatic valve, uPVC double glazed window overlooking the rear, chrome light switches and plug sockets, oak door to landing.



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BEDROOM 4

11'6" x 9'10" [3.51m x 3m]

Ceiling light, double radiator with thermostatic valve, uPVC double glazed window overlooking the rear, oak door to landing, chrome light switches and plug sockets.

FAMILY BATHROOM

Comprising of low flush w.c, hand basin with vanity cupboard below, mixer tap, spa/Jacuzzi bath with waterfall tap, natural stone tiled walls and floor with marble shelf, heated towel warmer/radiator, extractor, inset ceiling spotlight, uPVC double glazed window with frosted glass to the front, oak door to landing.



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OUTSIDE

Driveway leading to double garage again built-in natural stone with two roller shutter doors measuring 17' x 9' 4". Inset halogen lighting to one set out as gym, adjacent side parking with small grassed area and timber fence to the rear. Low wall to the front with gated access, lawned area with ornamental path, small front lawn. Path leading through to rear lawned garden with patio, decked area, outside power and light, enclosed by timber fencing and ornamental Victorian style garden wall. Outside cold water supply tap, gated side access.

EPC RATING: B



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RESIDENTIAL DISCLAIMER

The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you.



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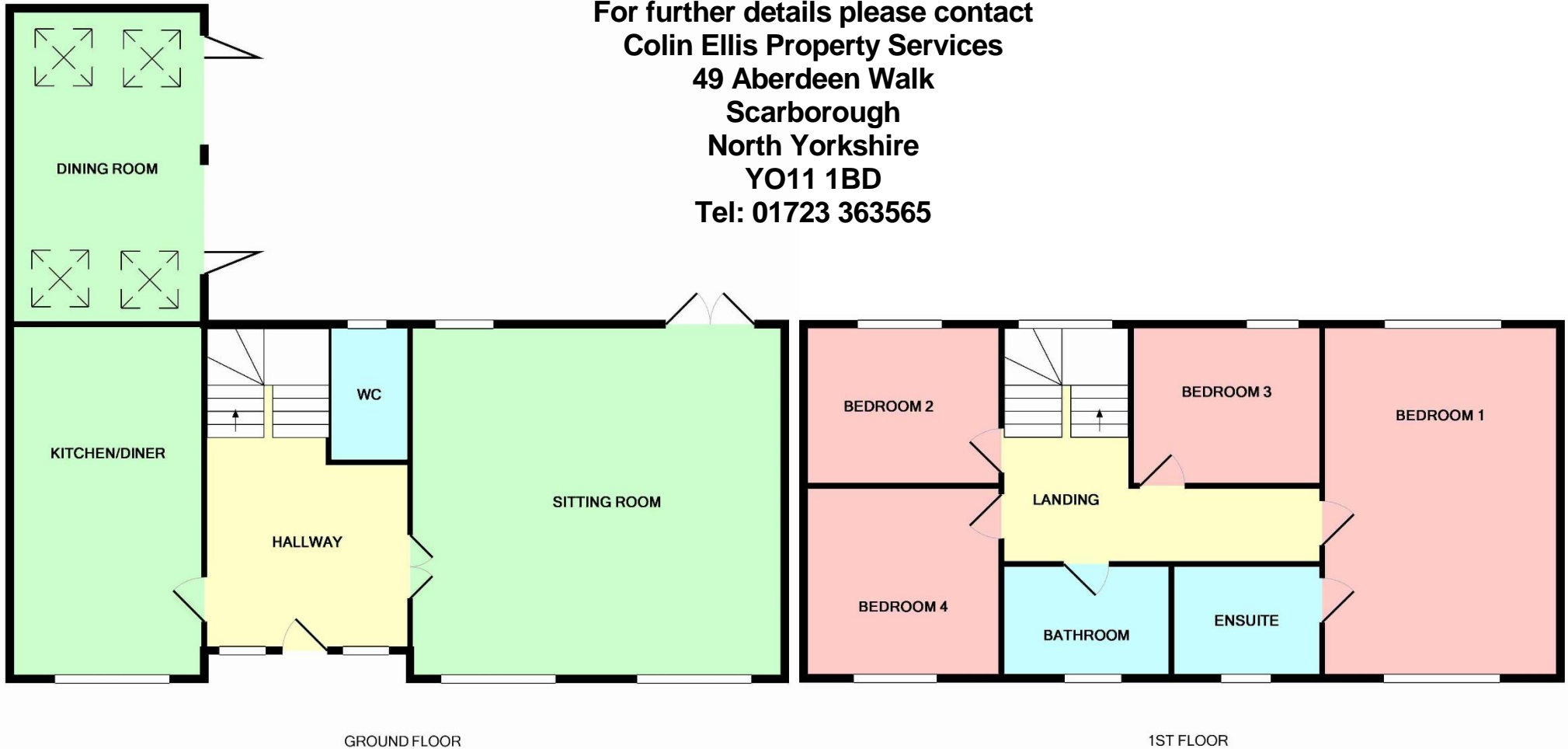


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For further details please contact
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate 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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