



5 Stepney Drive, Scarborough YO12 5DP
Price Guide £550,000

Prestige
Collection
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Stepney Drive, Scarborough

Price Guide £550,000

Well located on a GENEROUS PLOT this SUBSTANTIAL, IMPOSING DETACHED HOUSE has been EXTENDED to the rear and offers SPACIOUS LIVING ACCOMMODATION via FOUR/FIVE BEDROOMS, THREE RECEPTION ROOMS, WORKSHOP, an EXTENSIVE WEST FACING GARDEN, OFF-STREET PARKING and INTEGRAL GARAGE. The property also benefits from being located in the popular Stepney area of Scarborough, is well set back and offers excellent views down the road attractive tree lined Stepney Drive.

The accommodation itself briefly comprises to the ground floor; feature entrance hall with stairs to the first floor, spacious bay fronted lounge with feature inglenook fireplace and open fire, dining room with French doors leading out to the rear garden, breakfast kitchen with a range of wall and base units, light and airy sun room, workshop and a WC. To the first floor lies a bay fronted master bedroom, three double bedrooms, a further bedroom/study room, three-piece suite bathroom, shower room and a separate WC. Externally, the property benefits from generous well presented, low maintenance West facing gardens with patio area, pergola, pond and summerhouse and to the front is a block paved drive with parking for approximately 4 vehicles leading to an integral garage.

Being located within the highly popular Stepney area, the property is within proximity to Falsgrave where a wealth of amenities are at hand, including supermarkets, a choice of popular eating and drinking establishments, Falsgrave Surgery and a pharmacy. The property is also situated nearby to a range of highly sought after schools and colleges.

Internal viewing is highly recommended to fully appreciate the space, setting, character and surroundings on offer from this spacious family home. To arrange a viewing, please contact our friendly team at CPH on 01723352235 or visit our website www.cphproperty.co.uk.

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ACCOMMODATION:

GROUND FLOOR

Entrance Hall
13'5" x 8'2"

Lounge
20'4" max x 14'1" max
With triple aspect double glazed windows to the front, side and rear and feature Inglenook fireplace.

Dining Room
13'5" x 12'10" max

Breakfast Kitchen
16'9" x 12'6"

Sun Room
14'9" max x 11'6" max

Inner Hall
5'11" x 4'3"

WC
4'7" x 4'3"

FIRST FLOOR

Landing
13'1" x 7'10" max

Bedroom One
21'0" max x 12'6"

Bedroom Two
13'5" x 12'10" max

Bedroom Three
15'1" max x 11'2"

Bedroom Four
12'10" x 9'10"

Bedroom Five/Study
10'10" x 5'7"

Bathroom
9'2" max x 8'2" max

Shower Room
7'7" x 3'11" max

WC
4'11" x 3'11" max

OUTSIDE

Integral Garage
17'9" x 8'10"

Workshop
11'2" x 10'6"



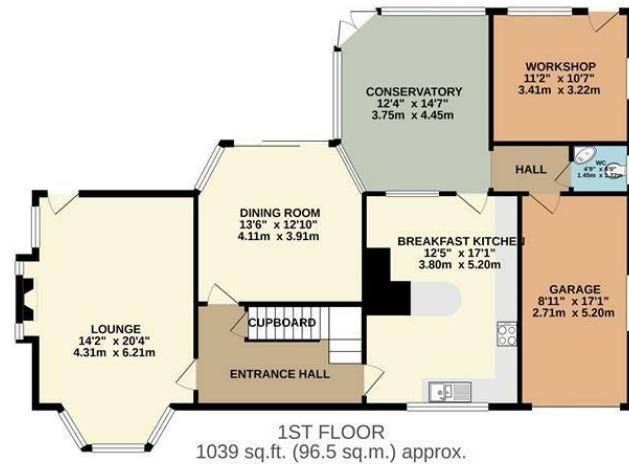
Substantial Period Detached residence,
located in a Highly sought after location
with Generous Private Gardens.







GROUND FLOOR
1205 sq.ft. (111.9 sq.m.) approx.



Whilst every attempt has been made to insure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate only. The vendor and agent accept no responsibility is taken for any error, omission or mis-statement. This plan is for indicative 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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Interested? Get in touch today:

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |