



5 Shield Way, Eastfield, Scarborough, YO11 3WG
Offers Over £290,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- MODERN FOUR BEDROOM DETACHED HOME
- WELL LAID OUT OVER THREE FLOORS
- DOWNSTAIRS WC, THREE BATHROOMS
- GENEROUS LAWNED GARDENS, OFF-STREET PARKING, GARAGE
- WELL POSITIONED WITHIN THE POPULAR CAPELLA DEVELOPMENT

A MODERN, NEWLY BUILT FOUR BEDROOM DETACHED RESIDENCE which occupies a great position within the popular CAPELLA DEVELOPMENT. The property is well laid out over THREE FLOORS with a DOWNSTAIRS WC, THREE BATHROOMS in total, OFF-STREET PARKING, GARAGE, SPACIOUS LAWNED GARDENS and is offered to the market with approximately NINE YEARS NHBC warranty remaining, giving any prospective purchaser piece of mind.

Constructed CIRCA 2021, the property provides generous, modern living accommodation with peace of mind for any prospective purchaser due to approximately 9 years NHBC warranty remaining. 'In our opinion' the property is offered to the market in an immaculate standard with double glazing throughout, gas central heating and comprises on the ground floor; entrance hall with stairs to the first floor and understairs storage, a downstairs WC, a box bay fronted lounge and a modern kitchen/diner with double doors to the rear gardens. To the first floor of the property lies a landing with further stairs to the second floor, a master bedroom with an en-suite shower room, a double bedroom and a three-piece bathroom suite. Furthermore, to the second floor lies a two double bedrooms and a three-piece shower room suite. Externally, the property benefits from generous lawned gardens, off-street parking and a garage.



Well located within the popular Capella development, the property is well placed for a wealth of amenities including, local shops, supermarket, Doctors surgery, a range of schools, eateries and is located nearby to a regular bus route and the A64 to Scarborough.

Early internal viewing is highly recommended in order to fully appreciate the space, setting and finish on offer from this well-presented four bedroom family home. To arrange a viewing, please contact CPH Property Services today on 01723352235 or visit our website www.cphproperty.co.uk



ACCOMMODATION:

GROUND FLOOR

Entrance Hall

16'4" max x 6'6" max

WC

Lounge

15'8" x 11'9" max into bay

Kitchen/Diner

15'8" x 9'6"

FIRST FLOOR

Landing

9'2" x 6'6"

Master Bedroom

11'5" x 9'10"

En-suite to the Master

9'6" max x 4'3"

Bedroom Two

15'8" x 9'10" max

Bathroom

7'10" max x 6'2" max

SECOND FLOOR

Landing

10'2" x 6'6"

Bedroom Three

15'8" max into bay x 9'6" max

Bedroom Four

13'5" max into bay x 9'2" max

Shower Room

8'10" max x 3'3" max

Details Prepared

TLGV/020322



Interested? Get in touch:

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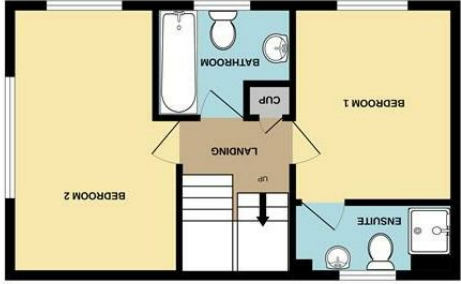
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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

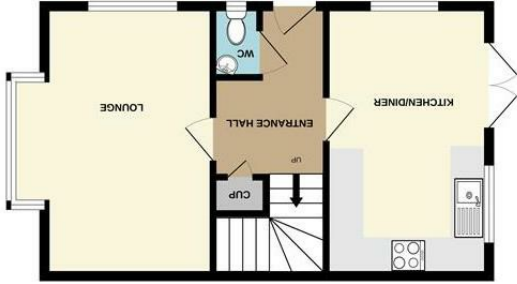


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

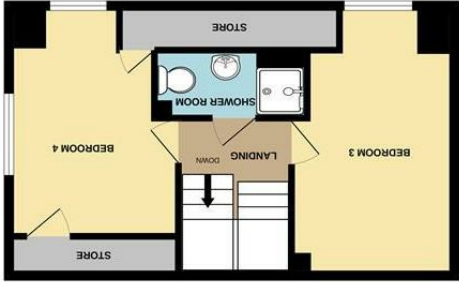
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1ST FLOOR



GROUND FLOOR



2ND FLOOR

