



4 Thompson Close, Scarborough YO12 6UP

Offers In Excess Of £500,000

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STUNNING DETACHED BUNGALOW OF INDIVIDUAL DESIGN WITH FEATURE OPEN PLAN LAYOUT PERFECT FOR ENTERTAINING

+++This SUBSTANTIAL, MODERN 4/5 BEDROOM DETACHED BUNGALOW of individual design occupies an enviable secluded cul-de-sac setting in the popular Newby area of Scarborough. This well appointed home boasts a feature open plan layout incorporating the modern breakfast kitchen, dining room, family room and conservatory creating a fantastic convivial living space ideal for entertaining. Externally the property benefits from lawned gardens to the front, side and rear as well as a double driveway leading to the substantial detached double garage+++

Being one of only five individually built properties within this cul-de-sac the property is located on the edge of the popular Newby Farm estate. The property affords excellent access to a wealth of amenities and attractions nearby including 'Proudfoots' supermarket, 24hr garage, library, Scalby village, tennis courts, bowls club, popular eating and drinking establishments not to mention excellent walks nearby along Scalby beck and the cinder track.

The accommodation itself briefly comprises entrance hall, bay fronted lounge, modern open plan breakfast kitchen/diner which is open plan again to both the snug/family room and the conservatory, leading off the kitchen is a utility room and separate w/c. Leading off the entrance/inner hall is a generous master bedroom with modern en-suite bathroom with spa bath, plus three further bedrooms all with built in wardrobes plus a fifth bedroom/study (currently used as a dressing room. 'In our opinion' the property is offered to the market in good order throughout including gas heating via a modern 'Ideal Vogue' combination boiler, UPVC double glazing, modern kitchen and bathrooms as well as generally modern neutral decoration throughout. The property also benefits from solar panels.

Offered with NO ONWARD CHAIN, Internal viewing really cannot be recommended highly enough to fully appreciate the space and setting on offer from this unique, feature hom



ACCOMMODATION

Entrance/Inner Hall

With double glazed entrance door and doors to:

Lounge

18'0" max into bay x 13'1"

With double glazed bay window to the front and two double glazed windows to the side. Double doors leading to the dining room.

Breakfast Kitchen

14'5" x 11'9"

Open plan to dining room and conservatory, door to the utility room. fitted with a modern matching range of mainly base units with Corian' work surfaces over including breakfast bar.

Dining Room

11'5" x 10'2"

With double glazed double patio doors leading out to the rear garden and open plan to:

Family Room/Snug

11'9" max into bay x 10'2"

Double glazed bay window to the side, double glazed window to the rear and double glazed double patio doors leading out to the garden.

Conservatory

16'4" x 11'9"

With double glazed windows to the side and rear and well as double glazed double patio doors leading out to the rear garden.

Utility Room

7'6" x 6'10"

With double glazed window and door leading out to the rear garden.

Separate W/c

6'10" x 4'3" max

Master Bedroom

13'5" x 13'1"

With double glazed bay window to the front and door to:

En-Suite Bathroom

6'10" x 6'2"

Fitted with a modern white three piece suite comprising panelled spa bath, low flush w/c and vanity wash hand basin, double glazed window to the side.



OCCUPIES AN ENVIABLE SECLUDED PLOT WITH
LAWNED GARDENS TO THE FRONT, SIDE AND
REAR WITH MATURE TREES AND SCALBY BECK
BEYOND

Bedroom Two
16'4" x 11'9" max
Double glazed window to the rear and built in wardrobes with sliding doors.

Bedroom Three
11'1" max x 9'2"
Double glazed window to the front and built in wardrobes with sliding doors.

Bedroom Four
10'9" max x 9'2"
Double glazed window to the front and built in wardrobes with sliding doors.

Bedroom Five/Study/Dressing Room
10'5" x 6'6"
With double glazed window to the rear.

Bathroom
10'5" x 7'10"
Fitted with a modern white four piece suite comprising corner bath, step in corner shower, vanity wash hand basin with cupboards under and low flush w/c, chrome heated towel rail and double glazed window to the rear.

OUTSIDE

To the front of the property is a lawned garden and double driveway to the side leading to the double garage as well as providing off street parking for approximately 4 vehicles. To the rear and side of the bungalow are generous lawned gardens fully enclosed with fenced boundaries. There is also a decked patio/seating area to the rear as well as two further patio/seating areas to the side and rear. The rear garden also benefits from a pond and water feature as well as beyond the fenced boundaries are mature tree borders.

Double Garage
The detached double garage benefits from a pitched roof providing additional storage, double glazed window to the rear, service door to the side, light s and power points.

Council Tax Band and EPC
Council Tax Band F
EPC Rating Band D

Details Prepared/Ref:
PF/230523

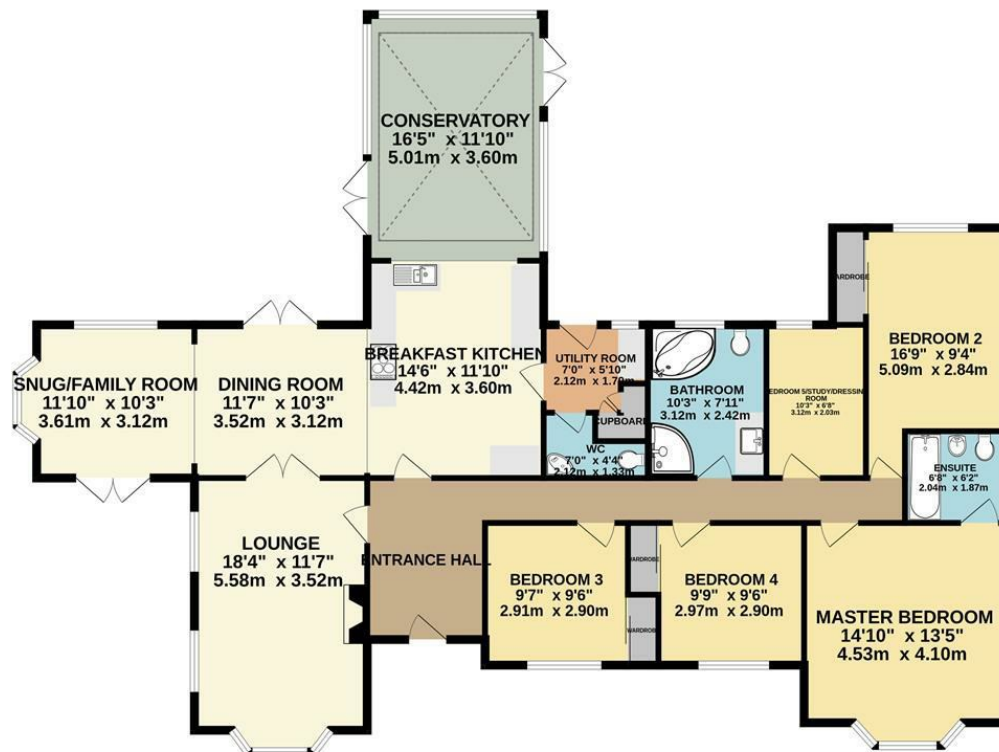


- SUBSTANTIAL 4/5 BEDROOM DETACHED BUNGALOW
- INDIVIDUALLY DESIGNED PROPERTY
- POPULAR SECLUDED SETTING WITHIN CUL-DE-SAC LOCATION
- LAWNED GARDENS TO THE FRNT, SIDE & REAR PLUS A DOUBLE GARAGE
- EXCELLENT ORDER THROUGHOUT





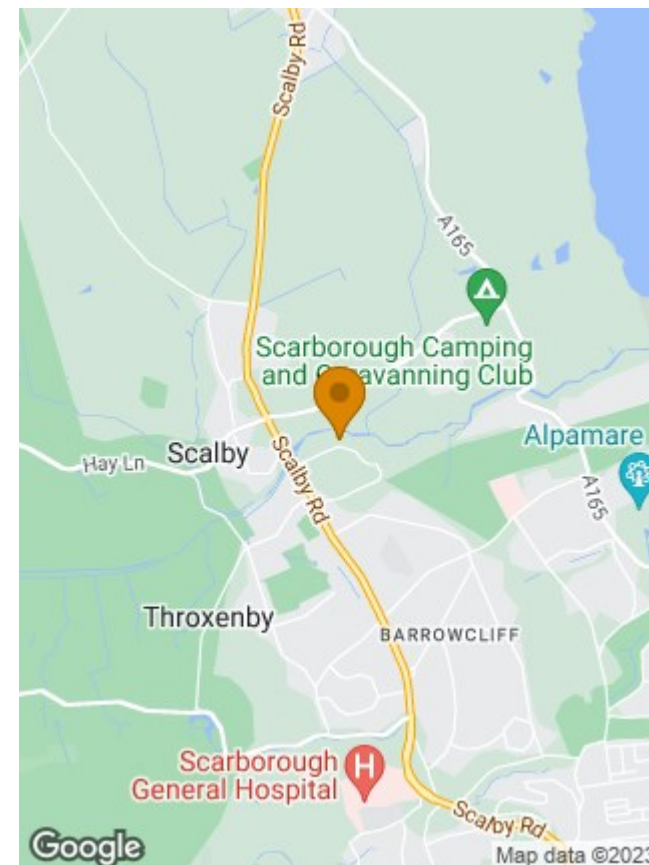
GROUND FLOOR
1765 sq.ft. (164.0 sq.m.) approx.



TOTAL FLOOR AREA: 1765 sq.ft. (164.0 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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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		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	



Interested? Get in touch today:

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