

Stepney Road, Scarborough  
Guide Price £550,000



**SUPERIOR FOUR BEDROOM TWO BATHROOM DETACHED WITH FAR REACHING PANORAMIC VIEWS TO SEA & CASTLE~~ANNEXE WITH PRIVATE ENTRANCE & GARDEN~~LOUNGE/DINING ROOM/SECOND RECEPTION ROOM~~BREAKFAST KITCHEN & SEPARATE UTILITY~~LOG BURNING STOVES/DOUBLE GLAZING/CENTRAL HEATING~~SW FACING GARDEN~~DOUBLE GARAGE & DRIVEWAY~~**

## Entrance Porch

UPVC double glazed door to the front aspect, Two UPVC double glazed windows to the side aspects, tiled flooring, door to Entrance hall.

## Entrance Hall

UPVC double glazed window to the front aspect, door to the front aspect, radiator, power points, stairs to the first floor landing and stairs down to the annexe.

## Boot Room

Power point, light, tiled flooring. Door to the side aspect leading to the down stairs WC

## WC

UPVC double glazed window to the front aspect, modern white two piece suite comprising of low flush WC, wash hand basin, radiator, extractor fan, tiled flooring.

## Lounge 6.00m x 4.30m - 19'8" x 14'1"

Two UPVC double glazed windows to the side aspect and UPVC double glazed windows to the rear and side aspects giving panoramic views of the sea and the Castle. UPVC double glazed door to the side aspect, leading to the South West facing garden. Feature fireplace with wood burning stove on a Yorkshire Stone Hearth, TV point, radiator, power points, open plan to the Dining Room.

## Dining Room 6.45m x 3.60m - 21'2" x 11'10"

UPVC double glazed windows to the rear aspect, sea and Castle views, UPVC French doors to the rear aspect, leading to the South West facing garden. Fitted window seat, radiator and power points.

## Inner Hall

Doors Leading to the Office, kitchen and Open plan dining room. Radiator and power points.

## Office 2.80m x 1.80m - 9'2" x 5'11"

UPVC double glazed window to the front aspect, power points.

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### **Kitchen/ Breakfast Room** 7.50m x 2.80m - 24'7" x 9'2"

UPVC double glazed windows to the front and rear aspect, range of wall and base units with roll top work surface, sink and drainer, integrated gas double oven, space for microwave, integrated induction four ring hob, extractor hood, space for fridge freezer, space for dishwasher, radiator, power points and Contura log burner on Yorkshire Stone hearth.

### **Rear Hall**

UPVC double glazed door to the rear aspect leading to the enclosed patio area and the south west facing garden. doors to the utility room and double garage.

### **Utility** 3.80mx 1.80m - 12'6" x 5'11"

Two UPVC double glazed windows to the rear aspect with Castle and sea views, range of wall and base units with roll top work surface, stainless steel sink and drainer, space for washing machine, space for tumble dryer, radiator and power points.

### **Reception Room** 3.60m x 3.30m 11'10" x 10'10"

UPVC double glazed windows to the front and side aspect, radiator and power points.

### **First Floor Landing**

UPVC double glazed window to the front aspect, walk in airing cupboard with light, radiator, power points, loft access with drop down ladder part boarded with circle window to the side aspect.

### **Bedroom One** 4.40m x 3.80m - 14'5" x 12'6"

UPVC double glazed windows to the side and rear aspect with panoramic views of the sea and Castle. TV point, fitted wardrobes, radiator and power points.

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### **Bedroom Two** 4.10m x 3.30m - 13'5" x 10'10"

UPVC double glazed windows to the front and side aspects with sea and Castle views, fitted wardrobes, radiator and power points.

### **Bedroom Three** 3.60m x 3.25m - 11'10" x 10'8"

UPVC double glazed windows to the rear aspect, with sea and Castle views, fitted wardrobes, TV point, radiator and power points.

### **Bedroom Four** 3.60m x 2.60m - 11'10" x 8'6"

UPVC double glazed windows to the rear aspect with sea and Castle views, radiator and power points.

### **Bathroom One**

UPVC double glazed windows to the side and front aspects, white five piece suite comprising of low flush WC, wash hand basin, bidet, bath and fully tiled double shower cubicle with electric shower. Vertical towel rail, extractor fan and radiator.

### **Bathroom Two**

UPVC double glazed window to the front aspect, white three piece suite comprising of low flush WC, wash hand basin, bath with mixer taps, vertical heated towel rail, extractor fan, tiled flooring.

### **Annexe Snug Area** 3.80m x 3.65m - 12'6" x 12'0"

Stairs down from the ground floor landing, seating area, Tv point, telephone point, power points. Doors to the living area and Snug.

### **Snug Room** 3.40m x 3.10m - 12'6" x 10'2"

Radiator, power points and eaves storage.

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## **Studio Apt - lounge/Kitchen/Bedroom Areas 5.80m x 4.30m - 19'0" x 14'1"**

### **Kitchen Area**

Double glazed window to the side aspect, with a range of shaker style base units with oak butcher block work surface, Belfast sink, Fitted Larder cupboard with pull out storage, slate tiled flooring.

### **Lounge Area**

TV point, radiator and power points.

### **Bedroom Area**

Double glazed windows to the side and rear aspect, UPVC double glazed door giving access to the private low maintenance garden, radiator and power points

### **Inner Hall**

Fitted sliding wardrobes with light and access to the boiler cupboard housing the gas boiler. Door to the Wet Room.

### **Wet Room**

Modern white three piece suite comprising of low flush Saniflow, free standing wash hand basin, level walk in shower with seat, fitted mirror, chrome towel rail, tiled flooring. Access to storage cupboard with light.

### **External Double Garage 5.70m x 4.90m - 18'8" x 16'1"**

Brick built with electric roller door, personnel door to the rear aspect giving access to the rear inner hall. Power points, light, tiled flooring and a small loft access.

### **Front Garden**

Low maintenance gravelled front garden leading to the integrated double garage with ample off street parking for numerous vehicles.

### **Rear Garden**

South west facing rear garden with panoramic views towards the Castle and sea. Decking area, water feature, Summer house, Pergola, outside power, small enclosed Patio area.

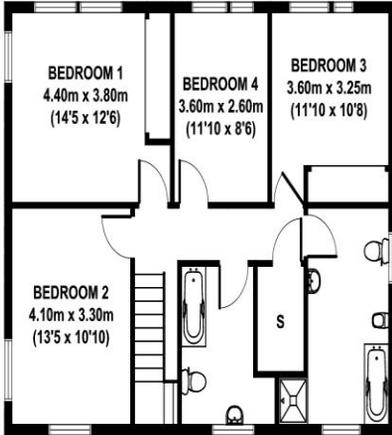
### **Annexe Garden**

Side gated private access leading down to the Annexe garden, low maintenance with gravelled area and patio area.

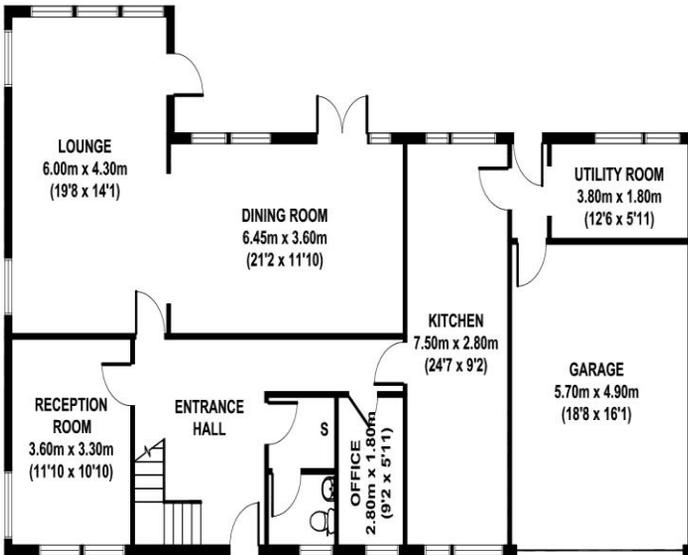
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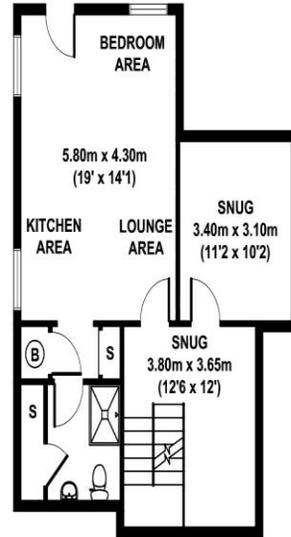
# Floor Plan



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 81 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 152 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 59 SQ M

STEPNEY ROAD

APPROX. GROSS INTERNAL FLOOR AREA 292 SQ M / 3143 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given