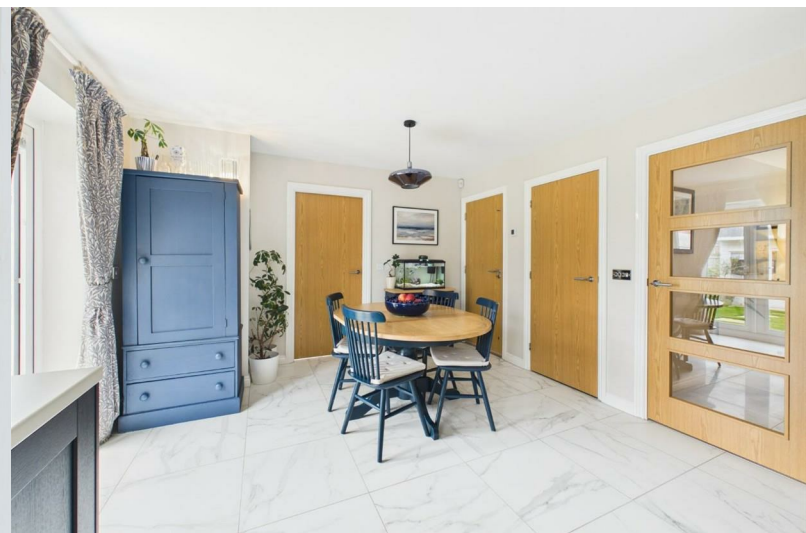




## 28 Bilberry Avenue

Middle Deepdale, YO11 3XF

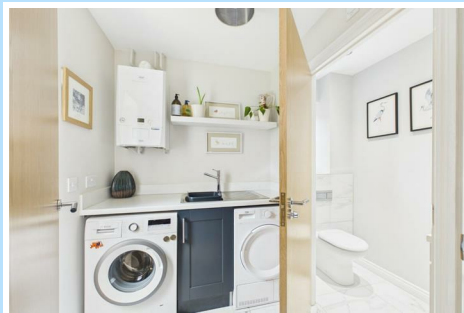
Asking Price £300,000



# 28 Bilberry Avenue

Middle Deepdale, Scarborough, YO11 3XF

Asking Price £300,000



Nestled on Bilberry Avenue in the charming area of Eastfield, Scarborough, this immaculate detached family home is a true gem. With four spacious bedrooms and two well-appointed bathrooms, it offers ample space for family living. The property boasts a delightful reception room that is both inviting and versatile, perfect for entertaining guests or enjoying quiet family time. The open plan, spacious dining kitchen is the perfect place for socialising. One of the standout features of this home is its stunning summerhouse, which has been thoughtfully designed as an outdoor office or snug. This additional space provides a perfect retreat for work or relaxation, allowing you to enjoy the beauty of your garden while remaining productive. The bespoke fixtures and fittings throughout the property add a touch of elegance and sophistication, making it a delightful place to call home. The location is equally impressive, situated just a mere three-minute drive from the beach, offering easy access to the stunning coastline and all the leisure activities it has to offer. For those with vehicles, the property provides parking for up to three cars, ensuring convenience for you and your guests. This family home is not just a place to live; it is a lifestyle choice, combining comfort, style, and a prime location. Whether you are looking to settle down or seeking a holiday retreat, this property is sure to impress. Don't miss the opportunity to make this stunning home your own.

- A truly stunning and immaculate four bedroom family home
- Bespoke open plan kitchen/diner with patio doors out to the garden
- Located on a popular estate just a three minute drive to the beach
- Master bedroom with en-suite
- Integral garage with side access door
- Fantastic value for money!
- Guest WC and separate utility
- Off-street parking for upto three vehicles
- Summerhouse used as a snug or home office

## Entrance Hall

Composite glazed door to the front aspect, stairs to the first floor.

## Sitting Room

UPVC window to the front aspect, TV point, underfloor heating.

## Kitchen/Diner

Patio doors to garden and UPVC window to the rear aspect, tiled marble effect flooring, LED plinth lighting, fridge freezer, dishwasher, underfloor heating, half bowl sink unit, extractor hood, electric induction hob, double electric oven, hot water tap. Understairs cupboard, door to garage.

## Utility Room

Tiled floor, plumbing for washer, space for dryer, sink and drainer unit, gas boiler, UPVC door to the rear aspect.

## Guest WC

Low flush WC, UPVC window to the side aspect, vanity sink unit, mixer tap, splashback.

## Landing

Loft access - part boarded.

## Master Bedroom

Two built in wardrobes, TV point, radiator, UPVC window to the front aspect.

## En-Suite

Low flush WC, vanity wash basin with mixer tap, chrome heated ladder towel radiator, double walk in shower, shaver point, UPVC window to the side aspect, extractor fan, part tiled walls.

## Bedroom Two

Double built in wardrobe, radiator, UPVC window to the front aspect, TV point.

### Bedroom Three

UPVC window to the rear aspect, radiator, fitted double wardrobe.

### Bedroom Four

UPVC window to the rear aspect, radiator, TV point.

### House Bathroom

Panel bath, shower over with screen, floating wash basin, low flush WC, extractor fan, UPVC window to the side aspect, chrome heated towel rail.

### Exterior

Parking for three cars to the front. Side gated access to rear of property.

### Rear

A delightful enclosed garden which is mainly lawned with paved patio area, tap, fenced, flower/shrub borders and BBQ area.

### Sunroom/Snug/Home office

Insulated with wood effect flooring, TV point, electrics and doors to the front, power points.

### Garage

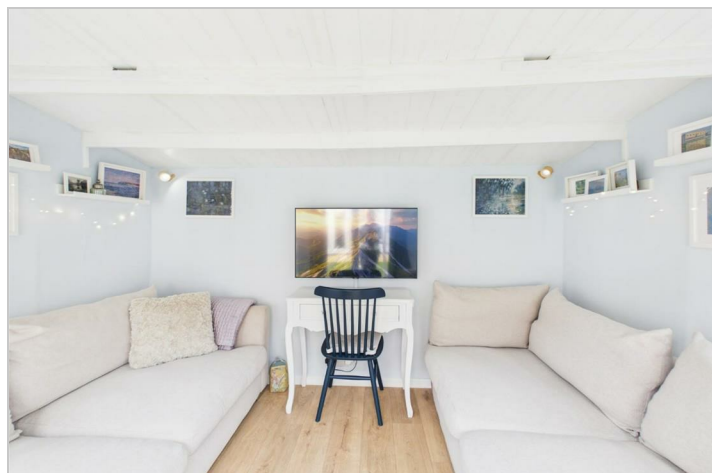
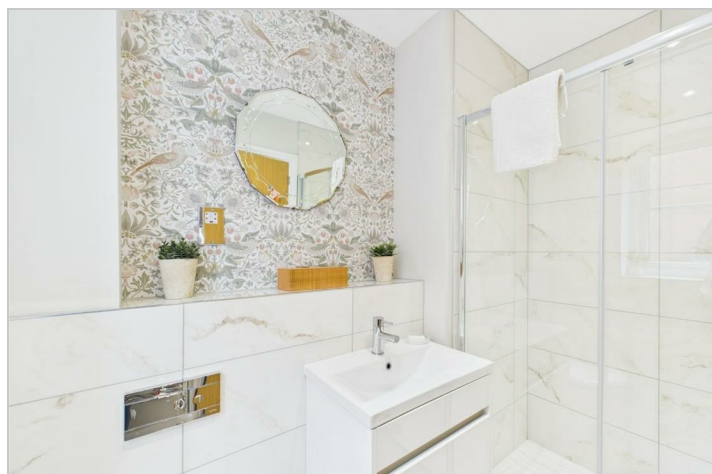
Up and over door, light and power. Side access door.

### Services

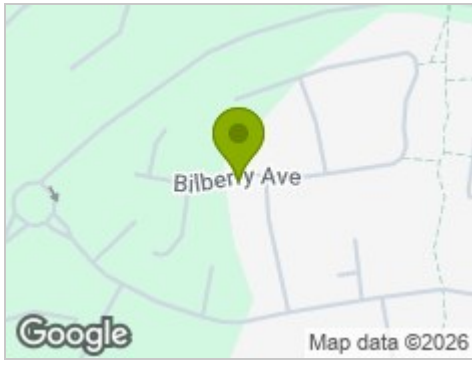
Mains connected to water, drainage, gas and electric.

### Location

This home is well placed for access to local schools, amenities and transport links, whilst also being within easy reach of the town centre and surrounding areas, including the stunning beach.



## Road Map



## Hybrid Map



## Terrain Map



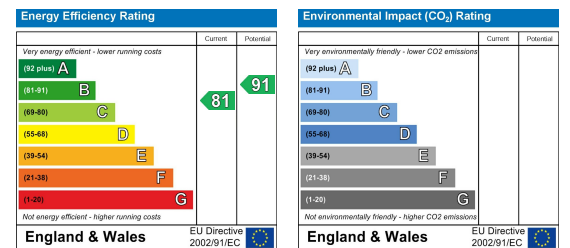
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.