

**£265,000**

31 ROCKINGHAM DRIVE, NEWBY, SCARBOROUGH, YO12 5PG

- Immaculate Throughout
- Three Bedrooms
- Generous Plot
- Modern Open Plan Kitchen Diner

EXCEPTIONALLY IMMACULATE THROUGHOUT, THIS PROPERTY HAS UNDERGONE A FANTASTIC TRANSFORMATION, MODERNISED THROUGHOUT. ON A GENEROUS PLOT WITH OFF STREET PARKING AND GARAGE, LARGE REAR GARDEN WITH SOME LOVELY FEATURES. FORMERLY HAD PLANNING PERMISSION GRANTED FOR AN EXTENSION TO THE SIDE OF THE PROPERTY.



**TIPPLE UNDERWOOD ESTATE AGENTS**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



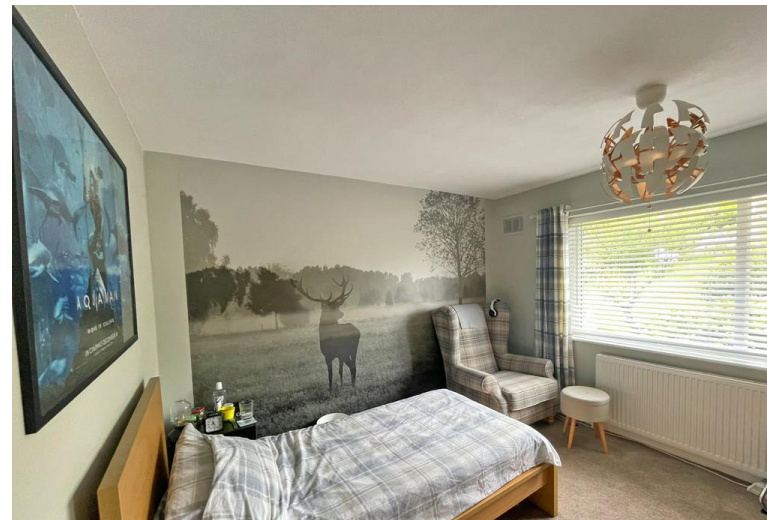
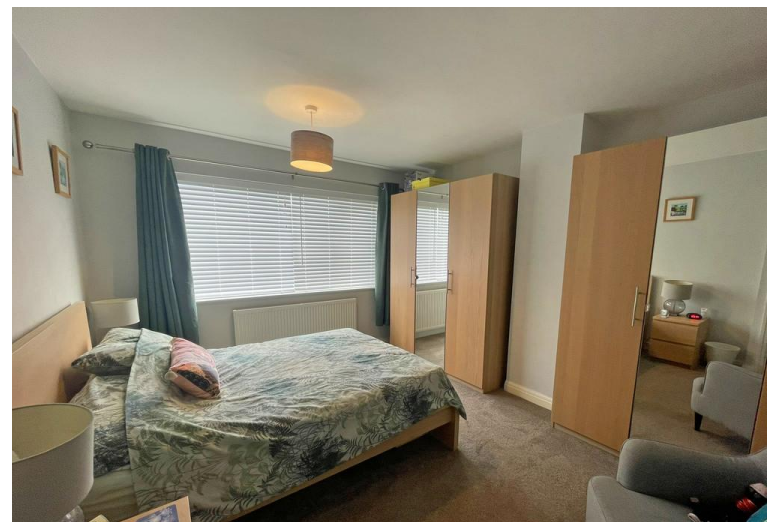


TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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## Property Description

The property when briefly described comprises, upvc entrance porch, hallway with under stairs cupboard housing the modern electric consumer unit, bay fronted lounge, recently fitted open plan kitchen diner with separate larder cupboard and patio doors to the rear garden. On the first floor are three well-appointed bedrooms and a large modern family bathroom. A large rear tiered garden with large level lawn, fruit trees, raised vegetable beds, sunken patio area with covered timber pergola and further paved patio areas. Long driveway to the side of the house leading to the detached garage.



### GROUND FLOOR

ENTRANCE PORCH

HALLWAY

LOUNGE  
16' 7" x 11' 9" (5.05m x 3.58m)

KITCHEN  
18' 7" x 11' (5.66m x 3.35m)

### FIRST FLOOR

LANDING

BEDROOM  
13' 3" x 10' 9" (4.04m x 3.28m)

BEDROOM  
11' 2" x 10' 9" (3.4m x 3.28m)

BEDROOM  
10' 3" x 7' (3.12m x 2.13m)

BATHROOM  
8' 3" x 7' 3" (2.51m x 2.21m)

### OUTSIDE

GARAGE

GARDENS