




Score	Energy rating	Current	Potential
92+	<b>A</b>		92 <b>A</b>
81-91	<b>B</b>	84 <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		





**£485,000**

2 COWSLIP CLOSE, SCALBY, SCARBOROUGH, YO13 0BF

- Detached Family House
  - Five Bedrooms
  - Three Reception Rooms
  - Double Garage And Garden

AN IMMACULATE FIVE BEDROOM DETACHED FAMILY HOME ON A PRIVATE CUL DE SAC IN THE STUNNING VILLAGE OF SCALBY. EXTENDED FROM ITS ORIGINAL DESIGN OFFERING MORE RECEPTION AND BEDROOM SPACE, WITH AN ATTACHED DOUBLE GARAGE AND GARDEN TUCKED AWAY IN A PRIVATE LOCATION.



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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





### Property Description

This executive family home constructed in 2017 has been thoughtfully extended to offer a diverse and practical layout and when briefly described comprises, entrance hall, utility cloakroom, snug or office, lounge, bay fronted kitchen, dining room and further large reception room to the ground floor with five bedrooms, principal with en suite and a family bathroom to the first floor. Enclosed garden to the rear and an attached double garage to the side.



### GROUND FLOOR

ENTRANCE HALL

UTILITY ROOM/WC  
8' 7" x 5' 4" (2.62m x 1.63m)

SNUG/OFFICE  
10' 2" x 8' 7" (3.1m x 2.62m)

LOUNGE  
15' 5" x 12' 8" (4.7m x 3.86m)

KITCHEN  
18' 8" x 12' 8" (5.69m x 3.86m) into bay

DINING ROOM  
12' 3" x 10' 6" (3.73m x 3.2m)

LIVING ROOM  
19' 10" x 16' 9" (6.05m x 5.11m) max

### FIRST FLOOR

MASTER BEDROOM  
15' 5" x 16' 1" (4.7m x 4.9m) L shaped max

ENSUITE

BEDROOM  
14' 0" x 10' 8" (4.27m x 3.25m)

BEDROOM  
15' 5" x 11' (4.7m x 3.35m) max

BEDROOM  
19' 10" x 16' 10" (6.05m x 5.13m) max

BEDROOM  
12' 5" x 8' 4" (3.78m x 2.54m)

BATHROOM

### OUTSIDE

DOUBLE GARAGE  
19' 10" x 16' (6.05m x 4.88m)

GARDENS