




Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		


£319,995
 27 FOXGLOVE WAY, SCALBY, SCARBOROUGH, YO13 0FA

- Detached New Build House
 - Four Bedrooms
 - Ready To Move In
 - Garage And Gardens
- A NEW BUILD FOUR BEDROOM FAMILY DETACHED HOUSE, BUILT BY THE AWARD WINNING BUILDER KEEPMOAT HOMES, ONE OF ONLY TWO REMAINING AND THE LAST OF THIS TYPE. SITUATED IN THE BEAUTIFUL NORTH SIDE VILLAGE OF SCALBY CLOSE TO BOTH COUNTRYSIDE AND THE SEA.

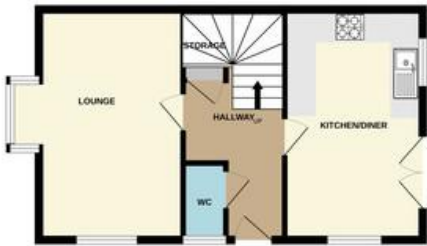


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

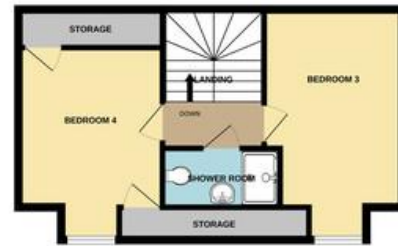
GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



2ND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 1264 sq.ft. (117.4 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 stunning 4 bedroom Hardwick is a luxurious family home that gives you all the room and flexibility you'll ever need. As soon as you enter the large and airy hallway with WC, it's obvious you're in a home that's all about space. Off the central hallway there's a large lounge with amazing bay window, a stylish kitchen/diner with beautifully designed U-shaped kitchen and generous dining area. When opened, French doors transform this room.

On the first floor are two huge double bedrooms, one with en suite and the other which could be a potential study area. There's a family bathroom on this floor too. On the second floor are two more bedrooms, shower room and further storage.



GROUND FLOOR

ENTRANCE HALL

WC
5' 5" x 2' 11" (1.65m x 0.89m)

LOUNGE
15' 11" x 10' (4.85m x 3.05m) plus bay

KITCHEN/DINER
15' 11" x 9' 7" (4.85m x 2.92m)

FIRST FLOOR

LANDING

BEDROOM 1
11' 3" x 9' 9" (3.43m x 2.97m)
ENSUITE
9' 9" x 4' 4" (2.97m x 1.32m)

BEDROOM 2
15' 11" x 10' (4.85m x 3.05m)

BATHROOM
7' 11" x 6' 4" (2.41m x 1.93m)

SECOND FLOOR

LANDING

BEDROOM 3
13' 7" x 9' 9" (4.14m x 2.97m)

BEDROOM 4
11' 4" x 9' 7" (3.45m x 2.92m)

SHOWER ROOM
8' 2" x 3' 3" (2.49m x 0.99m)

OUTSIDE

GARAGE

GARDENS