



01947 601301



30 NIGHTINGALE DRIVE,
WHITBY

4 BED DETACHED HOUSE



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PROPERTY FEATURES

- Detached House with Double Garage
- 1,500 of Accommodation over 2 Floors
- Lounge with French Doors to the Garden
- Open Plan Kitchen/Diner with Glazed Doors onto the Terrace
- Study/Play Room, Utility & Downstairs WC
- 4 Bedrooms & 2 Bathrooms including an En-Suite
- Double Garage & Gated Driveway with Ample Parking
- South-Facing Garden with Sheltered Terrace

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **2**

Reception Rooms: **2**

Parking: **DOUBLE GARAGE, DRIVEWAY**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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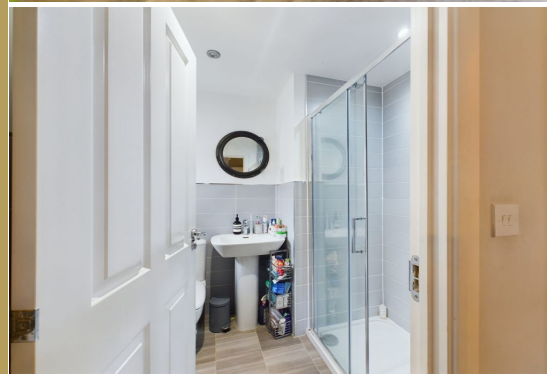
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30 NIGHTINGALE DRIVE, WHITBY - 4 bed Detached House - £395,000



Hope & Braim are delighted to present 30 Nightingale Drive in Whitby to the market. Occupying a prime plot on the Scoresby Park Development this superior detached home with its South-Facing Garden enjoys far-reaching views down to Whitby's Pier. Built by David Wilson Homes in 2017 and known as The Layton this property is designed for a family with spacious, open plan living that easily flows and is linked to the outside via French Doors off both the Lounge and the Kitchen/Diner. Downstairs there is a stunning kitchen/diner that has fitted cabinets with integrated appliances and an island, a useful utility room, a light-filled lounge, a study, and a downstairs WC. Upstairs there are four double bedrooms, including a generous principal bedroom with its own ensuite and a family bathroom with a modern white four-piece suite. Outside the rear walled garden enjoys a South-Facing aspect and has a sheltered terrace that is the ideal for outside entertaining during the warmer months. To the front of the house there is a driveway that offers ample off-street parking and a double garage. This home is well presented and we feel will appeal to those wanting a modern, energy-efficient home with plenty of space inside and out, that is conveniently located for access to local schools and amenities.



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Floor 0



Floor 1

Approximate total areaTM

1531.8 ft²

Reduced headroom

9.43 ft²

Excluding balconies and terraces

Reduced headroom:
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	92
England, Scotland & Wales	EU Directive 2002/91/EC	

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

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We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

