



01947 601301

58 KINGFISHER  
DRIVE, WHITBY

3 BED DETACHED HOUSE



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## PROPERTY FEATURES

- Modern Detached House with a Garage
- Built in 2016 by David Wilson Homes on Scoresby Park
- Lounge with French Doors onto an Outdoor Terrace
- Open Plan Kitchen/Diner with High-Gloss Cabinets & Integrated Appliances
- Principal Bedroom Suite with Wardrobes & Bathroom
- 3 Bedrooms & 2 Bathrooms including an En-Suite
- Gas Central Heating & Double-Glazing Throughout
- Landscaped Garden with Artificial Lawn & Sundeck

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **2**

Reception Rooms: **2**

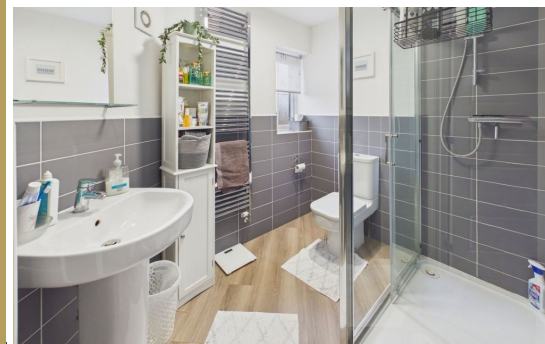
Parking: **DRIVEWAY, GARAGE**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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58 KINGFISHER DRIVE, WHITBY- 3 bed Detached House -£275,000





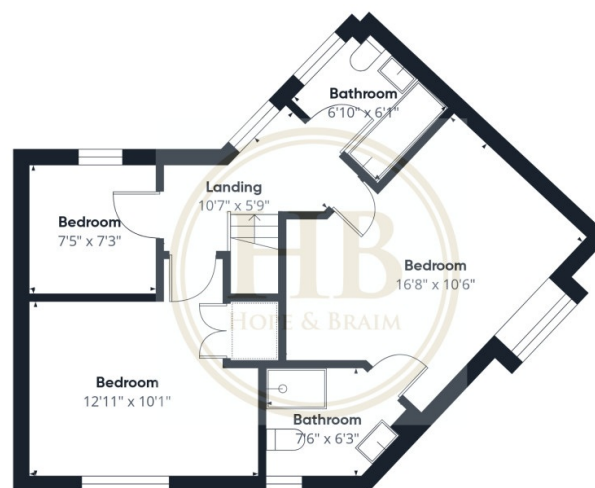
Built by David Wilson Homes in 2016, this impressive, detached residence on Scoresby Park represents modern family living at its finest, offering beautifully appointed interiors, a private garage, and thoughtfully landscaped outdoor spaces throughout. The ground floor is designed with contemporary lifestyles in mind. A welcoming lounge enjoys a sociable connection with the outdoors via French doors that open directly onto a private terrace — ideal for alfresco entertaining during the warmer months. The open-plan kitchen and dining room forms the true heart of the home, finished to an excellent standard with high-gloss cabinetry and a full suite of integrated appliances, creating a sleek and functional space the whole family will enjoy. A convenient ground floor cloakroom and WC complete the downstairs accommodation. Upstairs, the principal bedroom suite provides a genuine retreat, benefiting from wardrobes that maximise storage and a well-appointed en-suite bathroom. Two further bedrooms, each comfortable and versatile, are served by a stylish main family bathroom, ensuring the household is comprehensively catered for. Throughout the property, gas central heating and double glazing provide year-round comfort and energy efficiency — hallmarks of this well-constructed Barratt-built home that retains much of the appeal associated with newer-build properties, including the reassurance of a high specification finish. To the outside, the landscaped garden has been thoughtfully designed for enjoyment with minimal maintenance, featuring an artificial lawn and an attractive sundeck — a superb space for relaxing or entertaining with friends and family. Completing this excellent package is a private garage and off-street parking, an increasingly sought-after asset in today's market.



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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1155 ft<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Less energy efficient - higher running costs		
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.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

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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.

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