



01947 601301



9 SANDERLING
GROVE, WHITBY

4 BED DETACHED HOUSE



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PROPERTY FEATURES

- Detached Family Home with Gardens & Garage
- Immaculately Presented with Modern Fixtures & Fittings
- Open Plan Kitchen/Diner with French Doors
- Elegant Lounge with Bay Window & Timber Flooring
- Separate Utility Room & Downstairs WC
- Principal Bedroom Suite with Dressing Room & Bathroom
- 4 Double Bedrooms & 3 Bathrooms
- Gas Central Heating, Solar Panels & Double-Glazing
- Walled Garden with Lawn & Patio
- The Hertford built by David Wilson Homes and covered by a 10-Year NHBC Warranty

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **3**

Reception Rooms: **1**

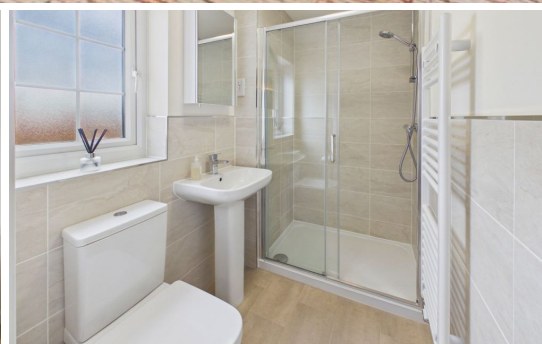
Parking: **DRIVEWAY, GARAGE**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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9 SANDERLING GROVE, WHITBY- 4 bed Detached House -£389,995



Hope & Braim are delighted to present this immaculately presented detached family home, occupying a desirable corner plot at 9 Sanderling Grove, Whitby. Built by David Wilson Homes as The Hertford and benefiting from the remainder of a 10-Year NHBC Warranty, this beautifully appointed property combines contemporary design with generous, versatile living space arranged over three floors. Internally, the accommodation is finished to a high standard with modern fixtures and fittings throughout. The open plan kitchen/diner is fitted with high gloss cabinets and integrated appliances, with French doors opening onto the rear garden and flooding the space with natural light. A separate utility room and downstairs WC add further practicality. The elegant lounge features a bay window and timber flooring, creating a welcoming reception space for family life and entertaining. The first floor provides the principal bedroom suite, complete with dressing room and en-suite bathroom, along with another double bedroom and a family bathroom. The top floor is set beneath dormer windows, offering two additional bedrooms with a third bathroom. In total, the property offers four double bedrooms and three bathrooms across its three floors. The specification includes gas central heating, solar panels and double-glazing throughout, combining comfort with energy efficiency. Outside, the walled garden is laid mainly to lawn with a patio area, ideal for outdoor dining, while a garage provides secure parking and additional storage. This is a superb example of modern family living in a sought-after Whitby location, and viewing is highly recommended to appreciate the space and quality on offer throughout.



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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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