



HUNTERS[®]
EXCLUSIVE

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Foxglove Way, Scarborough

£450,000



This exceptional stone-built home has been designed with modern living and energy efficiency at its heart. Nestled within a private development of just four properties, it combines elegant design with practical features, including underfloor heating, an air source heat pump, off-street parking, and landscaped gardens to the front and rear.

The ground floor has been thoughtfully planned to suit both family life and entertaining. A spacious living room opens through French doors to the garden, creating a light-filled space to relax, while the stylish kitchen and dining area provide the perfect setting for family meals and gatherings with friends. A separate utility room adds convenience, and the inclusion of a bedroom and bathroom on this level makes the layout flexible—ideal for guests, a home office, or multi-generational living.

Upstairs, three further bedrooms offer comfort and privacy for the whole family. The principal suite is a highlight, with its generous proportions and private en-suite. Two additional bathrooms, one en-suite, ensure that every bedroom has easy access to modern facilities, making busy mornings a breeze.

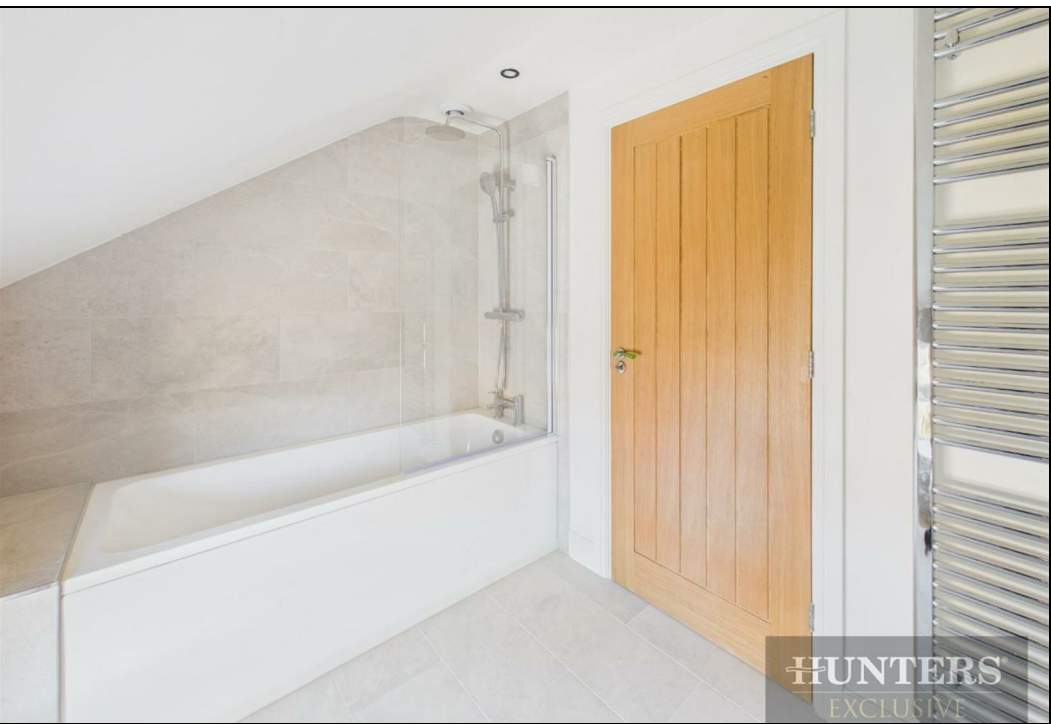
Set in the heart of the highly sought-after Scalby Village, the property enjoys a peaceful yet well-connected location. Local amenities, including popular eateries and the village hall, are just a short stroll away, and a nearby bus route provides easy links to Scarborough town centre and surrounding areas. Families will also appreciate the home's position within the catchment area for several well-regarded schools.

Bringing together contemporary style, energy-conscious design, and a prime village location, this brand-new home presents a rare opportunity to secure modern comfort in an exclusive and desirable setting.

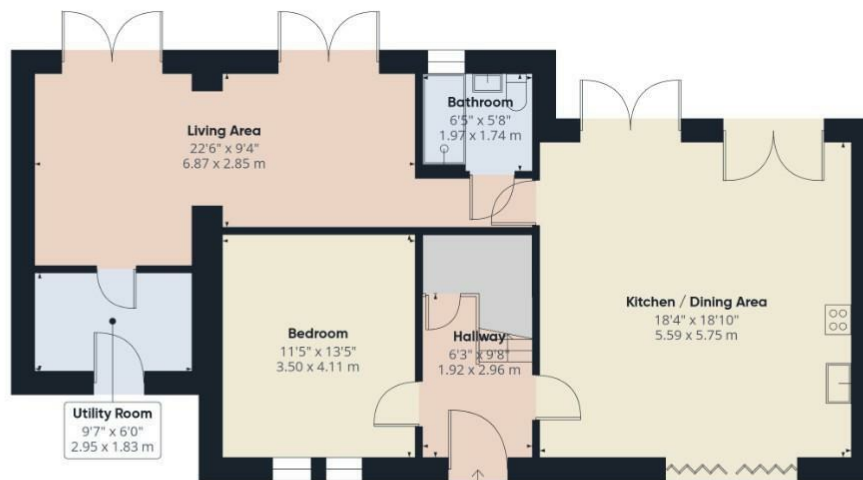
KEY FEATURES

- Brand-new stone-built home in an exclusive development of just four properties
- Energy-efficient design with underfloor heating and an air source heat pump
- Spacious living room with French doors opening onto the rear garden
- Modern kitchen/dining space with separate utility room for convenience
- Flexible layout with four bedrooms and four bathrooms, including two en-suites
- Highly desirable Scalby Village location close to amenities, transport links, and schools

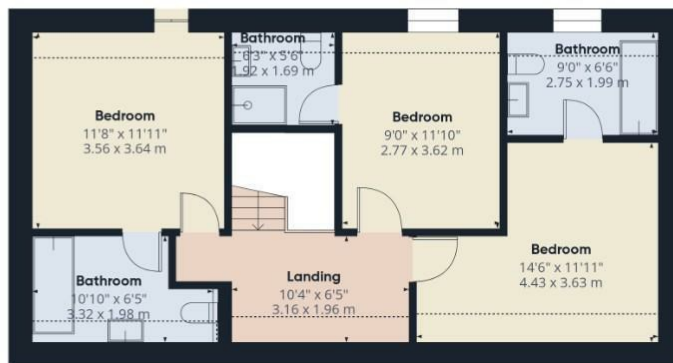








Ground Floor



Floor 1

HUNTERS
HERE TO GET *you* THERE

Approximate total area⁽¹⁾

1586 ft²
147.3 m²

Reduced headroom

101 ft²
9.3 m²

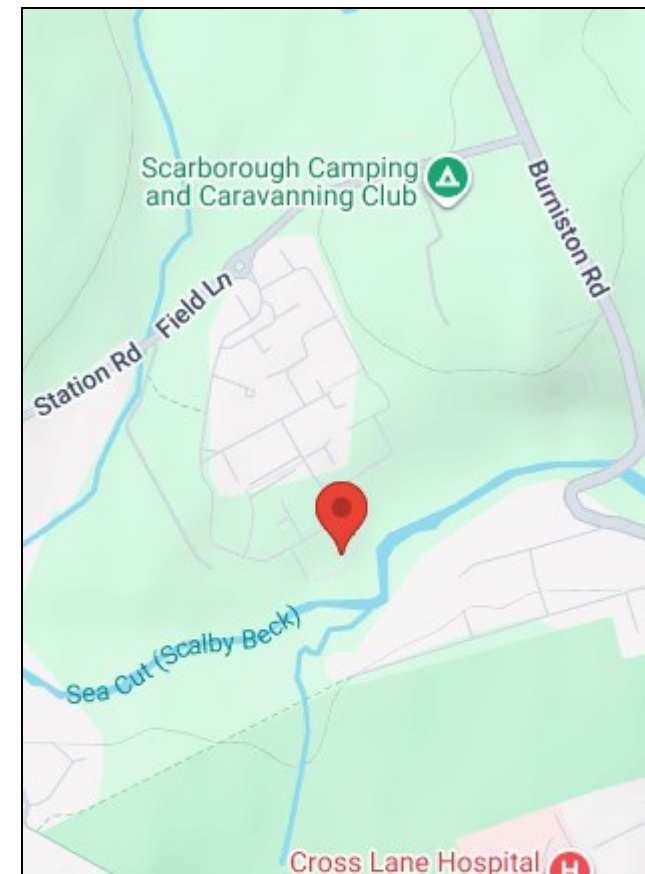
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE 360



Cross Lane Hospital

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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