



## Pear Tree Close, , Scarborough, YO11 3US

- Exclusive New Development
- Four Bedroom
- Underfloor Heating Throughout The Ground Floor
- Fantastic Location with Access to Local Amenities
- Detached Home
- Benefitting From Sea and Castle View
- Single Garage and Driveway

**Asking Price £650,000**



# Pear Tree Close, , Scarborough, YO11 3US

## DESCRIPTION

Welcome to this exclusive development, an exclusive release of just three beautifully crafted four-bedroom homes, combining energy efficiency, high-spec finishes, and contemporary design in a prime coastal location.

Each home offers four spacious bedrooms, a single garage, and private parking, making them ideal for families and professionals alike. From the upper floors, enjoy stunning sea and castle views, adding a truly special backdrop to your everyday living.

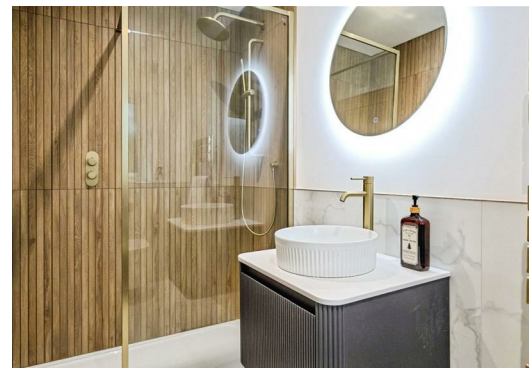
Designed with comfort and quality in mind, these homes feature high-performing timber frame walls for exceptional insulation and energy efficiency. Bright and airy interiors are enhanced by double glazed windows and bi-fold doors, while composite external doors provide both security and style.

The homes benefit from underfloor heating on the ground floor and radiators upstairs, with floor finishes included throughout — LVT to most of the ground floor, carpet in the lounge and bedrooms, and stylish tiles in the bathrooms.

Kitchens and bathrooms are individually designed by a professional interior designer, offering a truly bespoke finish. Each kitchen comes complete with a quartz worktop, integrated fridge freezer, hob, oven, and dishwasher, with space for a washing machine in the utility room.

Elegant oak internal doors, black plug sockets, switches, and door handles, and a neutral paint scheme throughout add to the refined look and feel. Every home is protected by a 10-year structural warranty, offering long-term peace of mind.

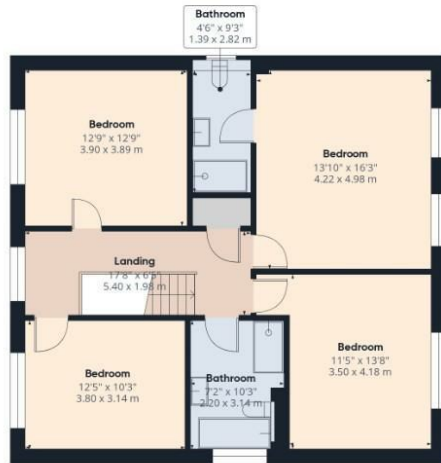
Only two plots remaining! Don't miss your opportunity to secure one of these exceptional 4-bedroom homes with breathtaking sea and castle views. Register your interest today!







Ground Floor



Floor 1

### Viewings

Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Approximate total area<sup>(1)</sup>  
2028 ft<sup>2</sup>  
188.5 m<sup>2</sup>

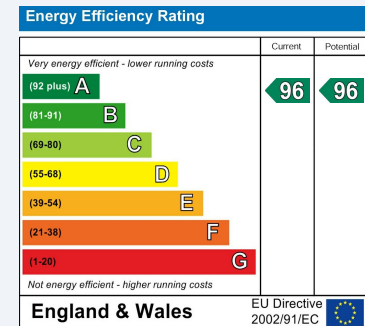
(1) Excluding balconies and terraces

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

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

